

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
EXECUTIVE OFFICE OF THE MAYOR
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



JUNE 2011 MONTHLY REPORT

Submitted to:

**Acting Executive Director
Ollie Harper, Jr.**

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MONTHLY REPORT – JUNE 2011

1.0 EXECUTIVE SUMMARY

This report summarizes work completed during the month of June 2011 by the Office of Public Education Facilities Modernization (OPEFM) on behalf of D.C. Public Schools (DCPS). The work completed includes various Modernization projects, including both Phased Modernizations and Full Modernizations, as well as Stabilization (or “small cap”) projects. In addition, OPEFM has assumed management of a number of capital projects for the Department of Parks and Recreation (“DPR”). Details on all of these project initiatives are provided below.

The Stabilization program consists of measures taken to ensure healthy and safe living and working environments in all schools as they await their scheduled Modernization. These include Heating and Cooling On-call Maintenance and Repair, On-Call Capital Improvements, Code Violation Remediation, ADA Upgrades, Roof Replacements, and Window Replacements. The Stabilization program has evolved from its initial emergency-response mode, which ensured (for the first time in years) uninterrupted heating in all schools during the entirety of heating seasons since October 15, 2007, and air conditioning in all classrooms during all cooling seasons since April 15, 2008, as well as a vast reduction in the backlog of outstanding work orders, health code and life safety violations. Currently, the program focuses on maintaining the progress achieved in these earlier efforts, minimizing the response time to work orders and small capital project needs as they arise, and proceeding through scheduled ADA upgrades, roof and window replacements for schools awaiting Modernization. A more detailed report is also provided below.

OPEFM’s school Modernization program includes both Full Modernizations and Phased Modernizations, in accordance with the Master Facilities Plan approved in 2010. The Phased Modernizations are focused on a sequence of three phases of partial modernizations for elementary and middle schools, wherein Phase I is designed to bring conditions in all classrooms in the system into conformance with a common set of standards for conditions that support a successful learning environment (in the areas of lighting, acoustics, indoor air quality, ergonomics, and technology), while Phase II is intended to modernize support spaces, and Phase III addresses building systems. In Full Modernizations, all of these elements are addressed in a single phase. Detailed reports on all active and completed projects are provided below.

Finally, in response to an act of the D.C. Council, OPEFM has assumed authority for management of a number of DPR Recreation Center projects. These include improvements to playing fields, modernizations of existing community or recreation centers, and new construction of centers. Detailed reports are provided along with the reports of DCPS School Modernization projects, below.

The following sections provide detail on activities completed during the month of June and identify challenges that were encountered.

2.0 CBE COMPLIANCE & WORKFORCE DEVELOPMENT

This report summarizes activities with and related to Certified Business Enterprises and Workforce Development through June 2011.

CBE – OPEFM has continued to ensure achievement of goals for inclusion of Certified Business Enterprises (“CBE’s”) in the performance of work, both in the procurement of contractors and in monitoring and enforcement of the achievement of CBE goals with those contractors who use sub-contractors in the performance of work. In FY 2010, the most recent complete fiscal year, OPEFM executed nearly \$415 million in contracts with capital and operating dollars, of which \$268 million (or 65%) were contracted with CBE firms. In addition, OPEFM has continued to monitor the performance of construction and design-build contractors in ensuring the achievement of inclusion goals set by contractors, providing assistance and guidance to meet the goals where necessary. During FY 2010, OPEFM, in cooperation with the Department of Small and Local Business Development and the Department of Employment Services, launched a Contractor’s Reference Guide to Certified Business Enterprises & Workforce Participation. The guide is a step by step manual with information on how to register with DOES; how to obtain information on the First Source Employment Agreement and documents; wage determination information; DOES requirements for apprenticeship; First Source and Apprentice reporting documents; OPEFM requirement and reporting forms; OPEFM skilled laborer selection database; OPEFM apprentice selection database, and OPEFM unskilled laborers selection database. The Guide also includes copies of the laws which mandate CBE, First Source and Apprenticeship and contact information for OPEFM, DOES and DSLBD representatives. The Contractor’s Reference Guide to Certified Business Enterprises & Workforce Participation was distributed to OPEFM staff, construction managers and general contractors and placed on OPEFM’s website for quick reference. It has also been shared with other District government agencies and City Council members.

Workforce Development – OPEFM held meetings with general contractors and subcontractors to discuss the Mayor’s Workforce Incentive Program (WIP) for the Phase I projects. OPEFM held meetings with DOES (the DC Office of Apprenticeship) to discuss certified payroll audits to ensure accuracy in monitoring the WIP and met with all or the Phase I project managers to develop a standard procedure for counting hours worked by District residents. We developed reporting documents to be used on all projects. OPEFM met with the DC Office of Apprenticeship and developed a bi-weekly schedule to audit certified payrolls. The schedule has been shared with general contractors and all of their subcontractors.

OPEFM met with the Ward 8 Workforce Development Council and various Workforce Development Organizations (WDO), to prepare for a Ward 8 job opportunity fair to launch Phase I schools: Turner Elementary School and Hart Middle School. OPEFM’s will target only Ward 8 residents for new hire opportunities on these two projects. The job opportunity fair was held on April 9, 2011, in conjunction with the Far Southeast Family Strengthening Collaborative annual Ward 8 Day celebration at Savoy Elementary School. The fair was well attended by District residents seeking employment. The majority of the job candidates were residents of Ward 8 and many of them already have experience in the construction field. All of them have had some level of job readiness training thru local workforce development organizations and all are registered with the District’s Department of Employment Services. Hess Construction, general contractor for Phase I Turner ES participated and Forrester Construction, general contractor for Phase I Hart MS participated as well. OPEFM had each job candidate complete a “candidate profile form” for evaluation and entry into OPEFM database of work ready District residents. OPEFM sorted the candidates into categories by interest and experience and have shared the information with all Phase I general contractors.

During the month of May, OPEFM hosted two successful job opportunity fairs. The first job opportunity fair was held on Saturday May 14th at the Turkey Ticket Recreation Center. Approximately 150 District residents attended the fair to meet with OPEFM staff including project managers and learn about upcoming opportunities on Phase I projects. A number of the attendees were college students who were seeking summer employment. Four of the attendees who expressed an interest in becoming electricians and indicated they had good math skills and were referred to

Local #26 as candidates for the step-up apprentice program. These candidates were tested by the DC Office of Apprenticeship. Three of the candidates passed the exam with two scoring in the high range. All three are now employed as step-up electrical apprentices.

The second job opportunity fair was held on Thursday May 19th the Takoma Recreation Center and was also well attended with approximately 175 District residents attending. The fair was staffed by OPEFM volunteers and included a number of project managers who interviewed the residents. Several residents from this job fair have been referred to Local #26 to be tested as step-up apprentice. Over 700 District residents have now been interviewed and placed into OPEFM's database of work ready candidates and await placement on Phase I and future OPEFM projects.

IBEW Local Union #26 approached OPEFM about partnering to select District residents as candidates for the Step-up Apprenticeship program. OPEFM worked with the DC Office of Apprenticeship to arrange for candidates to take the entry level test for the program, interviewed many of the candidates and contacted them regarding date and time of testing. Of 40 District residents contacted for testing, 25 took the test and 13 passed in the first round and are now employed as electrical step-up apprentice. Testing is still ongoing until a total of 25 District residents are employed on OPEFM and other District funded projects. The number of District residents employed as Step-Up apprentices by Local #26 signatory companies increased during the month of June to 35, and testing is ongoing.

OPEFM has also continued to monitor contractors' conformance to the District's workforce development goals and First Source law, meeting regularly with contractors as necessary to improve performance. In both June and August of 2010, OPEFM held job fairs at the Washington Convention Center. OPEFM also worked with several Workforce Development Organizations to participate for the job fair: Sasha Bruce Youthwork, Youth Build, Ward 8 Workforce Development Council, Southeast Ministries (AMEN Program), Wider Opportunities for Women and Goodwill Industries are assisting with the planning process. These organizations assisted with distribution of the Workforce Profile form so that District residents can be matched with available opportunities prior to the job fair. OPEFM identified 76 job placements that occurred as a direct result of these fairs.

To date, 110 District residents have been hired on Phase I projects through Mayor Vincent C. Gray's Workforce Incentive Program (WIP). OPEFM continues to hold meetings with the design builders and all subcontractors to emphasize the importance of hiring District residents. All subcontractors are encouraged to utilize OPEFM's WIP list of District residents. The WIP list consists of approximately 700 work-ready residents categorized by trade, interest, skill level, and ward.

OPEFM has assembled a Workforce Incentive Task Force. The WIP task force meets weekly to discuss the program's progress and ways to improve the WIP program to maximize the employment of District residents.

OPEFM continues to work with General Contractors and Construction Managers GCs/CMs to meet and exceed their CBE requirements, and to ensure that District residents are hired in all scopes of work.

3.0 STABILIZATION PROJECTS

In recognition of the fact that a number of schools have major deficiencies not yet addressed by previous blitz and repair efforts and will not be modernized for some years, OPEFM developed an approach to provide near-term attention to these issues. The goal of the Stabilization Program is to correct existing deficient facility conditions which violate codes or jeopardize the health or safety of the students and staff in the inventory of DCPS schools. In addition, Stabilization will correct facility problems that negatively impact the learning environment of the DCPS students and staff and require correction prior to currently planned Modernization.

The scope of the Program includes all active schools that are not currently undergoing modernization. It is anticipated that this work will be contracted as a series of systemic improvement efforts, addressing major issues such as air conditioning, fire and life safety, roof repairs, windows replacement, ADA compliance, and general improvements. The status of each of these efforts is noted below.

Overall Program — A prioritized list of stabilization projects has been developed with estimated costs for the higher priority projects. This list has been drawn from prior initiatives begun by the DCPS design engineering group as well as needs developed by OPEFM.

Heating and Cooling Blitz/On-Call HVAC Maintenance and Repair — OPEFM initially focused the Stabilization effort on a “Heating Blitz” which ensured that reliable heating would be provided in all schools (with boilers fully inspected and ready for service) by the start of the October 15, 2007 heating season. A similar effort was then undertaken to ensure that every classroom in the system had air conditioning (many for the first time ever) by the start of the cooling season on April 15, 2008. Since then, the Stabilization program has employed an annual effort of ensuring all heating and cooling systems are in appropriate working order prior to the season. In 2010, with the end of heating season on April 15, the boilers were broken down for annual maintenance, cleaning and inspection and were ready for service on October 15, 2010. Throughout the winter, on-call contractors responded to emergencies and performed repairs as needed. Now that the heating season is over, contractors are focusing on maintaining cooling in each building and performing annual maintenance on the boilers.

On-Call Capital Improvement Program — Since October of 2008, OPEFM has maintained contracts with at least three (now four) contractors for on-call work as required to abate fire and health codes violations and open work orders and complete various small capital projects as directed by OPEFM project managers. In November of 2010, three of the four most recent contracts were approved by Council, and the fourth was approved at the end of December. All four contractors are currently performing services throughout the District.

Code Violation Contract — In previous years, OPEFM has engaged contractors for the correction of all backlogged facilities related health code and fire and safety code violations. Currently, the on-call capital improvement contractors described above have taken over responsibility of abating health and fire code violations.

ADA — Construction documents for accessibility modifications at Adams, Beers, Emery, Peabody and Shepherd Elementary Schools and Banneker Senior High School have been completed and are ready for permitting. A solicitation was issued in April 2010 for Adams MS, Beers ES, and Banneker HS. These contracts were awarded in June and July 2010 and are substantially complete with the exception of the elevator addition at Adams which is currently being installed.

Roof Replacements — OPEFM has several comprehensive roof repair projects that were completed in 2008, including Logan (swing), Ellington HS, Wilson HS, and Hendley ES. The roof at Draper ES was also replaced during the summer of 2008 as part of the summer Stabilization project. Minor roofing repairs and maintenance have been assigned to the on-call capital improvement contractors as funding permits. The only roof replacement project scheduled during 2009, J O Wilson ES, is complete. Solicitations to replace the roofs at the old Maury ES building and Takoma ES were issued and awarded. The Maury roof project is completed. The roof at M L King and a partial roof replacement at Neval Thomas, both Phase 1 elementary schools, were started in September and are complete. The Takoma roof replacement project was in-progress until a 3-alarm fire on December 22, 2010, allegedly started by crews working for the roofing contractor, resulted in substantial damage to the second and third floors of the

building. The contractor has been terminated for cause and the work will be incorporated into the whole building modernization.

.Window Replacements — Several window replacement projects were completed in 2008, including: Hart MS, Langdon ES, Payne ES, Shepherd ES, Stevens ES, and Whittier ES. All are complete. Additionally, the windows were replaced in 2008 at Smothers ES and Raymond ES under the Receiving Schools Project. The River Terrace ES window replacement project was completed this past winter. A solicitation to replace the windows at Kimball ES was issued in the summer and awarded in August. This contract was approved by City Council and is complete.

Schools scheduled to receive new windows in 2010 include Maury, J O Wilson, Drew, Prospect, Truesdell, Tubman and Ketcham. A solicitation for Maury, Prospect and Tubman was issued in April and was awarded in June. The window projects at Drew, Truesdell and J O Wilson, all Phase 1 schools, are being designed and procured by the Phase 1 design-builders. The design for Ketcham is complete and has been reviewed by The Office of Planning, Historic Preservation. OPEFM issued a Request for Proposal (RFP) for the Ketcham window replacement in June 2011. Proposals are due in July.

4.0 PHASE 1 MODERNIZATION PROJECTS

The Phased Modernization projects are partial modernizations of elementary and middle schools completed in three phases over a period of years, in accordance with the concepts detailed in the 2010 Master Facilities Plan. The Phase 1 scope of work is focused on bringing conditions in all classrooms up to a common set of standards which research has demonstrated support learning (in the key areas of lighting, acoustics, indoor air quality, technology, and ergonomics), as well as aesthetic upgrades to entries, corridors, and bathrooms. It is anticipated that the Phase 2 scope of work will focus on a similar level of upgrades to support spaces, such as cafeterias, gymnasiums, libraries, fields and playgrounds, and that Phase 3 will focus on “back of house” system upgrades and replacements. To date, only Phase 1 projects have been completed in each of the last three fiscal years.

2009 PHASE 1 MODERNIZATION PROJECTS

In 2009, Phase I Modernizations were completed at Brent, Burroughs, and Tubman Elementary Schools. Close-out for all projects has been completed, and operations and Maintenance Manuals and As-Built drawings are on file.

2010 PHASE 1 MODERNIZATION PROJECTS

Burrville ES, Drew ES, Johnson MS, M.L. King ES, Neval Thomas ES, Truesdell EC, Tyler ES, Whittier EC, and J.O. Wilson ES received their Phase 1 Modernization in summer FY2010. Close-out for all projects has been completed, with the exception that it has been determined that additional work is necessary at Martin Luther King Elementary School, Johnson Middle School, and Neval Thomas Elementary to ensure that aesthetics of the entry and common areas are on par with those achieved at the other 2011 Phase 1 schools. Funding for this work was approved via the Fiscal Year 2011 OPEFM Revised Emergency Act” and OPEFM is proceeding to contract for this work via change order.

2011 PHASE 1 MODERNIZATION PROJECTS

Maury ES, Hart MS, Langley EC, and Seaton ES are scheduled to receive a Phase 1 Modernization in FY2011. In addition, both Turner ES and Moten ES are scheduled to be re-opened in FY2012 and are included in this report. RFPs for architectural services were issued and Bridging Architects were selected for all but Moten ES in December 2010. Proposals were received and evaluated, and notices of award were issued for Maury ES, Hart MS, and Emery EC at Langley, Seaton ES, and Turner ES. Architect Contracts were executed in January, and design work commenced immediately thereafter. Concept Designs and Schematic Designs were completed in early March, and detailed designs were completed and handed off to Design-Builders April 14th.

The RFP for design-build services was issued January 24th, proposals were received on February 18th, and evaluation of the proposals is complete, and recommendations for award have been forwarded and executed. Kick-off meetings for the Design-Builders were held during the week of March 28th, and Design-Builders' submitted their Budget GMP pricing by April 11, 2011.

The Budget GMP's were submitted to the Office of Policy and Legislative Affairs (OPLA) in April for Council approval for Hart MS, Maury ES, and Seaton ES; the final GMP's for Langley EC was negotiated in early May with plans to submit it for Council approval by June 13th. The start of construction for Langley EC and Turner ES occurred in May because those buildings are currently un-occupied; the scope of work included major clean-up, selective demolition, and hazardous materials abatement, if required.

For Moten ES, the Architect of Record has been selected, and the Kick-off Meeting was held April 27th. Collaboration with the School Improvement Team (S.I.T.) is ongoing and adoption of the Educational Specification occurred in early May.

5.0 DPR / SPECIAL PROJECTS

The Office of Public Education Facilities Modernization ("OPEFM") has entered into a mentorship program with the Department of Parks and Recreation ("DPR") to assist DPR staff in learning best practices from OPEFM and reforming its capital projects department, and to establish reporting requirements for Certified Business Enterprises ("CBEs") and District resident participation in their capital projects.

In accordance with the Mentorship Program, the following projects are currently underway in various stages of design, procurement and construction by OPEFM/DPR:

1. Bald Eagle Recreation Center	DPR	Project in Construction
2. Barry Farm Recreation Center	DPR	Project in Design/Construction Procurement
3. Chevy Chase Recreation Center	DPR	Project in Construction
4. Fort Stanton Recreation Center	DPR	Project in Design/Construction Procurement
5. Guy Mason Recreation Center	DPR	Project in Construction
6. Eleventh and Monroe Park	DPR	Project in Design/Construction
7. First and Florida Avenue Park	DPR	Project in Procurement
8. Jefferson 6 th Grade Academy	SP	Project in Construction /June 2011

9. Joe Cole Community Center & Park	DPR	Project in Construction
10. Justice Park	DPR	Project in Construction
11. Kenilworth Recreation Center	DPR	Project on Hold
12. Logan Montessori	SP	Project Construction to start July 2011
13. New York Avenue Playground	DPR	Project on Hold
14. Newark Park	DPR	Project Complete
15. Park View Field	DPR	Project in Construction
16. Raymond Recreation Center	DPR	Project in Design/Construction Procurement
17. Rosedale Recreation Center	DPR	Project in Construction
18. Seventh and N Street Park	DPR	Project in Design/Construction Procurement
19. Shepherd Field	DPR	Project in Construction
20. Tenth Street Park	DPR	Project at Substantial Completion
21. Watkins Park	DPR	Project in Construction

OPEFM has incorporated an expedited procurement and delivery process for all of its capital projects and has incorporated a similar methodology for the DPR capital projects transferred under the Mentorship Program.

The prescribed project delivery approaches include: design-build, modified design-build, and lump sum bidding delivery methods. OPEFM closely reviews each project scope, schedule, budget, and design, if previously completed, in concert with DPR, to determine the best delivery approach for each respective project.

OPEFM and DPR meet on a weekly basis to develop a weekly update documenting discussions surrounding all DPR projects in detail for the various activities required during pre-construction and construction. In conjunction with DPR, OPEFM has made significant progress since the execution of the Mentorship Program. Detailed project updates are provided later in this report which indicates the status to date on a per project basis.

6.0 FULL MODERNIZATION PROJECTS

- Anacostia HS
- Cardozo HS
- Dunbar HS
- HD Woodson HS
- Janney ES
- Wilson HS

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Major Project Briefing Sheet

ANACOSTIA HIGH SCHOOL



Description:

Anacostia HS is a 247,000 SF facility consisting of an original building that was constructed in 1935 and three subsequent additions that occurred in the 1940's, the 1950's, and the 1970's. The school currently houses approximately 950 students and recently received a substantial athletic facility upgrade in 2008.

OPEFM is currently working with SORG Architects on an adaptive re-use scheme that will enhance and preserve the existing building in a way that best suits the academic vision that DCPS and Friendship Public Charter Schools have for the school. Specific building enhancements will include improvements in lighting quality, environmental air quality, and acoustics; new furniture; the latest in technology; and substantial interior and exterior aesthetic upgrades.

Construction is slated to begin in June 2010 and the project will be completed in at least two separate phases. Work will be coordinated to minimize interference with ongoing academic activities as all students will remain on-site during construction.

Project Data

- Existing Building Square Footage: 247,000 gsf
- Modernized Building Square Footage: +/- 205,000 gsf
- Construction Type: Renovation/Adaptive Re-use
- Construction Cost / Square Footage: +/- \$215
- Current Enrollment: 900
- Modernized Capacity: 1200

Budget Analysis

- Total program budget:	\$61,499,400
- Design budget:	\$2,932,085
- Project management budget:	\$2,010,000
- Construction budget:	\$52,700,000
- FF&E budget:	\$3,400,000

Capital Allocation

Stimulus Funding/Inter Agency Funds

- DDOE	\$1,107,500
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Capital Allocation

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	March 2009/June 2010	100%
- Construction	June 2010/	36%
- Close out	N/A	0%

Milestone

Milestone	Date
- Design Start	March 2009
- Ground Breaking	June 2010
- Building Permit	September 2010
- Substantial Completion	N/A
- Project Completion	N/A
- Ribbon Cutting	N/A

Project Team

- Program Manager
- Architect
- Contractor

Firm

- OPEFM/ DCPEP
- Sorg Architects
- Forrester/EEC of DC

Program Manager

- Michael Quadrino/ Nikkia Martin
- Rachel Chung
- Debbie Watt

Current Status: For the month of June, nearly all finishes in building D were completed, and the classrooms and corridors are being cleaned and pre-punched prior to final review by the owner and design team. A small amount of corridor terrazzo flooring remains in building D. In building E, all finishes have been installed in the classrooms, while the corridors continue to receive terrazzo flooring and final wall finishes. On the lower level of building E, drywall and ceramic tile are near complete, leaving only terrazzo flooring and final painting to be complete before cleaning the space for punchout. All spaces in buildings D and E shall be punched out and turned over the week of July 18th. Owner-provided FF&E items in these areas are scheduled to be delivered to the site at the end of June and into early July. With the recent departure of students and staff, contractors have facilitated a smooth move and preparation of swing spaces to prepare for the upcoming school year. Demolition work also began in the gymnasium

(which shall be fully-renovated this summer) and the Main Building, starting with the removal of existing major MEP equipment. Overall, the schedule remains on pace for the final completion date of June 2012.

LEED/ Sustainable Design Initiatives: This project will be minimum LEED for Schools v3 2009, Silver standard but the project is currently tracking for LEED Gold certification under LEED for Schools 2009. Design phase review items are currently being collected and will be submitted to GBCI throughout the Spring of 2011 and will be completed by Summer 2011. Final construction phase review will not be submitted to GBCI until summer 2012. LEED highlights include approximately 17,000 SF of vegetative roof and a rainwater harvest system connected to all of the building's low-flush toilets.

Issues: The overall project budget continues to demand attention given the somewhat significant amount of changes incurred during the first year of construction – namely those required by WASA to connect to existing water lines and unforeseen conditions and HAZMAT abatement expenses. The designers and contractor are currently working on minor modifications to the design of the upcoming phase that could significantly reduce the amount of HAZMAT abatement and related cost exposures.

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Major Project Briefing Sheet

CARDOZO HIGH SCHOOL



Description: Built in 1916, the Cardozo High School facility was designed by William B. Ittner. Originally called Central High School, the design and construction of the building was overseen by the Municipal Architect, Snowden Ashford. Cardozo is on the National Register of Historic Places and so, it will be modernized to be consistent with its special historical status. The building is in need of expanded gymnasium facilities, which may require an addition. The site is already constrained by topography, the existing building and the existing stadium.

This project is the full modernization of Cardozo High School with additions of a natatorium and gym, in accordance with the Ed Specs will include; exterior restoration, roofing, systems replacement, ADA improvements, phased occupancy, technology enhancements, and sustainable design initiatives. This will bring it up to 21st century DCPS standards for a school for 1100 students. DCPS expects a modernized facility to have operational and efficient building systems, clean and maintainable interior finishes, bright and “healthy” classrooms and public spaces. It should be flexible, functional and focused on both school and community needs. DCPS believes that every child deserves to learn in an environment that supports the delivery of a high-quality education.

Project Data

- Existing Building Square Footage: 355,000 gsf
- Modernized Building Square Footage: 355,000 gsf, plus a new 40,000 gsf gymnasium wing
- Construction Type: Renovation / Adaptive re-use / Addition
- Construction Cost / Square Footage: \$192.66 / sf
- Current Enrollment: 650 students
- Modernized Capacity: 847 Students

Budget Analysis

- Total program budget:	\$68,200,000
- Design budget:	\$4,966,672
- Project management budget:	\$1,379,631
- Construction budget:	\$55,185,250
- FF&E budget:	\$2,483,336

Capital Allocation

Stimulus Funding/Inter Agency Funds

-

Capital Allocation

-

Schedule

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	July, 2011	0%
- Construction	December, 2011 – August, 2013	0%
- Close out	TBD	0%

Milestone

Milestone	Date
- Design Start	January, 2011
- Ground Breaking	TBD
- Building Permit	TBD
- Substantial Completion	August, 2013
- Project Completion	TBD
- Ribbon Cutting	TBD

Project Team

- Program Manager
- Architects
- Contractor

Firm

- OPEFM/DCPEP
- Hartman-Cox
- Grimm and Parker
- TBD

Program Manager

- Teresa Luther and Darryl Somerville
- Lee Becker, Principal-In-Charge
- Stephen Parker, Principal-In-Charge
-

Current Status:

- Schematic Design was turned over for OPEFM's review on June 13, 2011
- RFP for Design-Builder was issued in June and bids are to be submitted to OPEFM on July 7, 2011
- Preliminary Project Cost Estimate based on the Concept drawings have been completed
- Geotechnical survey and soil sampling in progress
- Site Survey is in progress

- Conducting meetings with public approval agencies, SIT, community partners, etc.
- Critical Review Dates:
- ANC 1B Design Committee: March 31 – ANC Approved the Preliminary Concept Drawings
- ANC 1B Commission Meeting: April 7 – ANC Approved the Preliminary Concept Drawings
- CFA: April 21st - CFA Approved the Preliminary Concept Drawings
- HPRB: April 28th - HPRM Approved the Preliminary Concept Drawings
- NCPC: May 5th

LEED/ Sustainable Design Initiatives: Cardozo HS is planned to achieve LEED Silver certification in compliance with the US Green Building Council's LEED for Schools 2009 rating system criteria. Additional LEED funding is expected from the following sources;

- ARRA Stimulus Funds - Green Roofs (TBD)
- Geothermal (TBD)
- EPA - Innovative Storm Water Management Grant (TBD)

Issues: OPEFM has received the schematic design and documents which follow the approved educational specifications which call for the implementation of an academy-based system that will feature three distinct academies within the school. In addition to all of the energy and water efficiency standards required by LEED, OPEFM is also exploring the addition of a geothermal field, a green roof and innovative storm water management. OPEFM and the design team are in the process of meeting with DDOE to discuss other local and federal programs available to support other green initiatives. OPEFM and the design team have received preliminary concept design approval from ANC, CFA, HRPB and NCPC. The SIT team is very involved with the design process and continues to work very closely with OPEFM and the design team, which has contributed to a design that will meet the needs of the school and community. OPEFM continues to upload the current SIT presentation and meeting minutes to the Cardozo school's website. OPEFM and the design team are presently meeting with the alumni federation for their input of the Hall of Excellence.

Hartman-Cox and Grimm and Parker have completed the drawings for the swing space, which will be located at Meyer ES. OPEFM is in the process of obtaining the building permit. Kadcon will mobilize the first week in July. The demountables will start arriving in mid-July. Phase 1 of the demountables will be completed by August 15 and Phase 2 will be completed December 15, 2011. The students and faculty from Cardoza HS will relocate to Meyer ES over Christmas Break.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION



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Major Project Briefing Sheet

PAUL LAWRENCE DUNBAR HIGH SCHOOL



Description: Originally named the “M Street School” and later “Preparatory High School for Colored Youth” before being renamed in honor of poet Paul Laurence Dunbar in 1916, Dunbar was D.C.’s first high school for black students. Known for excellent academics which had some parents move to Washington specifically so their children could attend, its faculty was paid well by the standards of the time, earning parity pay to Washington’s white school teachers because they were federal employees. Dunbar also boasted a remarkably high number of graduates who went on to higher education.

The Paul Laurence Dunbar High School faced East on First Street, NW; built in 1916, it was a massive brick structure with stone trim, 400 feet long and 150 feet wide. Its Architectural style was derivative of the Elizabethan period as is evidenced from its castellated cornice line, fenestrations, and ordering of its façade and main entrance, located in the middle of the symmetrical building. It was defined by two projecting crenellated towers which rose above the third floor of the building, symbolizing a fortress for learning. The towers contained a Greek Cross Motif. The parapet that connected the two towers contained an ornamental stone clock tipped by two stone finials and below it, the legend “Dunbar High School”.

Dunbar’s new school will promote advanced learning that not only promotes a healthy, comfortable environment for students and staff, but is cost efficient in construction and life cycle costs for maintenance and operations. In line with the district’s goal of achieving LEED Silver Certification for the Schools or higher, the team is working vigorously to research and implement efficient energy sources and water efficiency strategies.

The winning design has a central “Armory” reminiscent of the old Dunbar that efficiently connects the academic, administrative, auditorium and gymnasium spaces. The new design weaves sports fields of the school and recreation center together through the armory, fostering more frequent interactions between students and staff. The design also allows for ease of circulation and service, facilitating security through a single front entrance. The main entrance of

the building is located on N street facing south, putting the school in its historic original location. Visual transparency is maximized to let natural light into learning spaces creating an agreeable learning and teaching environment. The design takes into account ease of maintenance as well as life cycle costs to make the building more efficient.

Project Data

- Existing Building Square Footage:	343,400 sf
- Modernized Building Square Footage:	258,000 sf
- Construction Type:	Raze and New Construction
- Construction Cost / Square Footage:	\$353 ±
- Current Enrollment:	748
- Modernized Capacity:	1,100

Budget Analysis

- Total program budget:	\$122,200,000
- Design budget:	\$6,932,000
- Project management budget:	\$3,700,000
- Construction budget:	\$91,000,000
- FF&E budget:	\$7,500,000

Capital Allocation

Stimulus Funding/Inter Agency Funds

-

Capital Allocation

-

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

June 1, 2011
Nov. 15, 2011
July, 2014 (bldg. open Aug., 2013)

Percent Complete %

50%
0%
0%

Milestone

- Design Start
- Ground Breaking
- Building Permit
- Substantial Completion
- Project Completion
- Ribbon Cutting

Date

Jan. 6, 2011
Nov. 15, 2011
Sept., 2011 and Feb. 2012
July 15, 2013
July, 2014
TBD

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Teddy Gebremichael, CCM, LEED AP Casey Klein, LEED AP
- Architect	EE & K/Moody Nolan (JV)	Matt Bell, AIA, Sean O'Donnell, AIA, LEED AP, Patrick Williams, AIA,
- Contractor	TBD	TBD

Current Status:

- 50% Design Development Submitted
- Preliminary Project Cost Estimate Complete
- Geotechnical Survey and Soil Sampling Complete
- Site Survey is Complete
- Conducting Meetings with Public Approval Agencies, SIT, community partners, etc.
- RFP for Design-Build Services issued May 31, 2011
- Pre-Proposal Conference Held June 8, 2011
- Proposal Evaluations Underway
- Notice of Award – July 8, 2011

LEED/ Sustainable Design Initiatives:

Dunbar is planned to achieve LEED Gold certification in compliance with the US Green Building Council's LEED for Schools 2009 rating system criteria. Additional LEED funding is expected from the following sources;

- ARRA Stimulus Funds - Green Roofs (TBD)
- EPA - Innovative Storm Water Management Grant (TBD)

Issues: None to report.

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Major Project Briefing Sheet

H.D. WOODSON HIGH SCHOOL



Description: H.D. Woodson Senior High School opened in 1973. The original building was razed in 2008-2009. It consisted of an 8-story concrete tower built upon a raised outdoor plaza above a windowless lower level. Construction of the completely brand new, fully modernized Woodson commenced in 2009. The name of the new High School was shortened to HD Woodson High School. The new Woodson includes a main academic building, gymnasium, auditorium, pool, and athletic field areas. The new facility design is based on the educational philosophy of STEM (Science, Technology, Engineering and Mathematics), which is an integrated, project-based learning curriculum, designed to prepare students for a STEM-based economy. The STEM curriculum is based on the educational specifications approved by DCPS, Office of the Chancellor.

Project Data

- Existing Building Square Footage: 251,111
- Modernized Building Square Footage: 235,000
- Construction Type: Razing of old school and New Construction
- Construction Cost /Square Foot: 397.00
- Current Enrollment: 475
- Modernized Capacity: 900

Budget Analysis	Capital Allocation
- Total program budget:	\$102,916,000
- Design budget:	\$5,500,000
- Project management budget:	\$2,130,000
- Construction budget:	\$93,286,000
- FF&E budget:	\$2,000,000

Stimulus Funding/Inter Agency Funds	Capital Allocation
- ARRA Stimulus (Green Roof):	\$1,215,000
- EPA (Innovative Storm Wtr. Mgt.):	\$800,000
- Total:	\$2,015,000

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	June 2008/June 2009	100%
- Construction	July 2008/August 2011	91%
- Close out	August 2011/December 2011	0%

Milestone	Date
- Design Start	November 2007
- Ground Breaking	October 2008
- Building Permit	June 2008
- Substantial Completion	August 2011
- Project Completion	August 2011
- Ribbon Cutting	August 26, 2011 (Tentative date)

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Robert Hannan/Renard Alexander
- Architect	SHW/CGS	Bill Spack/Tom Wheeler
- Contractor	Hess Construction	Steve Groth/Richard Hanna

Current Status: Other work activities in progress or recently completed include the following: hard ceiling framing/boarding all floors, drop ceilings on 2nd/3rd floor, ceramic tile all floors, prime and paint (all levels), pool tile installation, interior and exterior handrails, stair 1 flooring, ground floor terrazzo (nurazzo), 2nd floor classroom MCT, stair ceilings, exterior metal panels, storefront/curtain wall (center section - north, west) interior aluminum storefronts, casework lower/1st/2nd/3rd floors, bath fixtures all floors, auditorium frame/hang walls, auxiliary gymnasium ceiling

paint, gym equipment installation, football field under-drain, track subgrade, curb installation, outbuilding CMU and structural steel, outbuilding plumbing/electrical rough-in, topsoil screening, site wall foundations/block/brick, Johnson Controls installation, LSS low voltage install all floors, fire alarm installation (all areas), sprinkler installation (all floors/head install at ceilings), curb and gutter south/north, sidewalk demolition 55th St., new curb 55th street, final sewer connection, initial furniture deliveries, and artwork design/implementation.

LEED/ Sustainable Design Initiatives:

LEED Gold certification is designed into the Project. Features include the following:

- 75 percent of roof area is vegetative
- Remaining roof area is a highly reflective surface, a “cool” roof
- Roof runoff is harvested in cisterns, providing gray water within the building to operate toilets
- High-performance glazing and super-insulated building envelope
- Abundant of the use of natural lighting throughout the building (daylight harvesting)
- Automated lighting control systems
- Water conserving plumbing fixtures
- Reuse/salvage value of existing building materials, equipment

Issues:

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Major Project Briefing Sheet

JANNEY ELEMENTARY SCHOOL



Description: Janney ES is a 43,400 square foot facility built in 1925 that currently houses 505 students. The facility received minor upgrades, and also received new windows, in 2002. The scope of work for 2010 and 2011 includes the full modernization of the existing school building which will include the Phase 1 component for the classrooms, new mechanical, electrical, plumbing and fire protection systems, as well as significant upgrades to the interior finishes. The program also includes the construction of a 40,800 square foot Addition on the west side of the existing building. The new Addition will include additional classrooms, a science lab, a media center, a music room, and a multi-purpose physical education space. Devroux + Purnell Architects, PC has been retained as the Design Architect; the joint venture of Winmar/Dustin was selected in December 2009 as the Design-Builder for the project.

Project Data

- Existing Building Square Footage: 43,400
- Modernized Building Square Footage: 40,800
- Construction Type: Addition & Renovation
- Construction Cost / Square Footage: \$261
- Current Enrollment: 505
- Modernized Capacity: 550

Budget Analysis	Capital Allocation	Contracts Awarded to Date
- Total program budget:	\$29,100,000	\$15,425,992
- Design budget:	\$1,187,172	\$1,187,172
- Project management budget:	\$587,636	\$196,893
- Construction budget:	\$21,995,000	\$14,041,927
- FF&E budget:	\$950,000	\$0

Stimulus Funding/Inter Agency Funds	Capital Allocation
- None	None

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	6/2009-6/2010	100%
- Construction	6/2010-8/2011	55%
- Close out	8/2011-10/2011	0%

Milestone	Date
- Design Start	6/2009
- Ground Breaking	6/2010
- Building Permit	1/2011
- Substantial Completion	8/2011
- Project Completion	10/2011
- Ribbon Cutting	8/2011

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Tom Henderson, Project Manager
- Architect	Devroux & Purnell	Barbara Laurie, Project Architect
- Contractor	Winmar Dustin JV	Chuck Guntner, Project Manager

Current Status:

Addition: Concrete foundations and slabs are complete. Masonry block work is complete; brick work at west and north elevations are completed and ongoing at other elevations. MEP rough-in work continues with metal framing. Steel erection is 98% completed. Metal-stud work is completed at exterior walls and is ongoing at interior walls. Fireproofing is completed at the lower levels and ongoing at upper floors. MEP rough-in continues throughout the Addition so that close-in inspections can occur right after roof is completed. Roof is completed at flat portion and ongoing at roof above Multi-Purpose Room. Window installation is ongoing at west elevation. Close-in inspections have begun and drywall has started to be installed.

Underground Parking Garage: Construction began March 21st. Piling, shoring, and excavation is completed. Waterproofing is 80% complete and concrete footings are 100% complete. Slab is 50% poured.

Existing Building Renovation: Construction began June 18th, 2011. Demolition is 90% complete, new wall framing has begun, and MEP rough-in has begun.

LEED/ Sustainable Design Initiatives:

Sustainable Design, Inc. is the LEED consultant and is pursuing LEED Silver certification. –LEED design credit submission was made-March 21, 2011.

Issues:

Additional funding has been approved for the underground parking garage and associated site improvements. OPEFM is working with WASA to identify the extent of the new 8" waterline under Albemarle Street. Waiting on fees from PEPCO for the new underground electrical service. An agreement has been reached with DDOT to provide only two (2) new pole lights along 42nd Street.

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Major Project Briefing Sheet

Woodrow Wilson High School



Description: Woodrow Wilson High School is located in the Tenleytown area of Ward 3, at 3950 Chesapeake St. NW, Washington, DC 20016. The school was originally built in 1935 and the campus is comprised of four connected buildings – the auditorium, academic core, media center, and gymnasium. The connections between the building components present numerous accessibility issues and the building is largely noncompliant with ADA regulations. The site the building is 270,000 SF, excluding the new Wilson Aquatic Center that was completed in 2009.

The modernization of Wilson will consist of the renovating the existing auditorium into the new gymnasium, major renovation of the academic core building, converting the existing gymnasium into the visual and performing arts center, and reconfiguration of the main entrance. The scope of work also includes hazardous material abatement, window replacement, new mechanical / electrical / plumbing systems, new lighting, upgraded interior finishes, and site improvements and landscaping. Upon completion, the facility will be ADA accessible. At a minimum, the project will meet the LEED for Schools Silver requirements. Upon completion Wilson will have a capacity for 1,500 students.

Wilson High School currently operates out of UDC's Building 52 for the 2010-2011 academic years. The project entailed an interior fit out of Building 52. The work was performed by Forney Construction and the design was completed by Sorg Architects. The building opened on August 23, 2010 for the first day of school.

Project Data

- Existing Building Square Footage: 271,300 gsf
- Modernized Building Square Footage: 421,104 gsf
- Construction Type: Renovation / Adaptive re-use / Addition
- Construction Cost / Square Footage: N/A / sf
- Current Enrollment: 1,545 Students
- Modernized Capacity: 1,500 Students

Budget Analysis

Capital Allocation

- Total program budget: \$ 124,201,303
- Design budget: \$ 6,480,933
- Project management budget: \$ 2,050,000
- Construction budget: \$ 98,860,364
- FF&E budget: \$ 7,610,703

Stimulus Funding/Inter Agency Funds

Capital Allocation

- ARRA Funded Green Roof: \$199,303
- MS-4 Funded Cistern \$1,000,000
- UDC Intra-agency Funds: \$8,000,000

Schedule

Start /Completion Date

Percent Complete %

- Preconstruction January 2009 / July 2010 100%
- Construction June 2010 / August 2011 88%
- Close out August 2011 / February 2012 0 %

Milestone

Date

- Design Start February, 2009
- Ground Breaking December, 2009
- Building Permit September 1, 2010
- Substantial Completion July 15, 2011
- Project Completion July, 2011
- Ribbon Cutting TBD

Project Team

Firm

Program Manager

- Program Manager OPEFM / DCPEP Marcos Miranda / Beth Penfield

- | | | |
|--------------|-------------------|--|
| - Architect | Cox Graae + Spack | w/Fanning Howey as Associate Architect |
| - Contractor | GSC-Sigal, LLC | w/ MCN Build as Associate Builder |

Current Status:

100% DD's were completed in March 2010 and interior demolition and abatement began in February 2010. Permit documents were issued on March 12, 2010 and submitted to DCRA in June 2010. The school was vacated in June 2010 and demolition and abatement activities occurred during Summer 2010. The program is currently operating out of Building 52 at the University of the District of Columbia. The GMP contract was approved by City Council in July 2010 and the building permit was received on September 1, 2010. Construction is at 70 percent complete. Finish selection was completed following approval from AYL in October 2010. FF&E selection began in September 2010 and is entering the procurement stage. Coordination with NPS continues for utility work and landscape plans. A final Special Use Permit has been prepared and circulated for execution. Pepco and WASA permits have been received. Permanent power was received May 2, 2011. Fundamental Commissioning was kicked off in February and is underway now that the building is energized, along with the startup of systems. OPEFM submitted a change order to OPLA and City Council for executing the add alternates built into the original GMP contract, stadium terrace and crossroads acoustics, along with other additional scope items and an allowance for FFE. This change order was approved by Council and executed in May. Furniture delivery and installation began in mid-June. Construction is at 90% completion and on schedule for the start of school in August.

LEED/ Sustainable Design Initiatives:

This project will be LEED for Schools – Silver Certified. In January, the project was awarded \$199,303 in ARRA funding for a green roof that will be installed on the Auxiliary Gymnasium roof. The Program Management Team secured a \$1 million DDOE MS-4 grant for a rain water cistern system. Phase 1 of the Cistern change order was first executed for \$720,990. Phase 2 was sent to Council for final execution in December and returned approved in January 2011. The Project Team submitted for a Design Phase review by the USGBC in March 2011 and received comments back in June 2011. The project is tracking at 61 points, one (1) point into Gold.

Issues: None



7.0 PHASE 1 MODERNIZATION PROJECTS

- Langley EC
- Takoma EC
- Hart MS
- Seaton ES
- Moten ES
- Turner ES

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Phase 1 Modernization

LANGLEY EDUCATION CAMPUS



Description:

Langley Education Campus will incorporate the two DCPS schools that closed at the end of the 2010-11 school year – Emery EC and Shaed ES. The building is the former Langley Junior High School, which was built in 1923, with three (3) major additions completing the plan in the 1960's. The original school features include large windows, high ceilings, terrazzo flooring, and brick throughout the school, light wells that bring natural daylight into the corridors and auditorium, and a natural ventilation system that used passive heating and cooling. However, nearly 90 years later, many of the building systems and materials are far beyond their useful lifespan. In addition, improvements will be required to bring the building up to current accessibility and building codes.

This "Phase-1 Modernization" is targeted toward Pre-Kindergarten through 8th grade, where the main focus revolves around modernizing essential academic classrooms, corridors, health suites, and restrooms. After a detailed examination of the facility, it was determined that much more work would need to be done in order to meet all the program needs of a functional Education Campus. The school is scheduled to be re-opened in August, 2011.

Project Data

- Existing Building Square Footage: 110,000 Square Feet
- Modernized Building Square Footage: appx. 100,000 Square Feet
- Construction Type: Concrete / Masonry
- Construction Cost / Square Footage: \$96.25 / SF
- Current Enrollment: (previously unoccupied)
- Modernized Capacity: 400+ students

Budget Analysis

- Total program budget: Revised to \$10,444,403
- Design budget: \$350,000
- Project management budget: \$145,778

Capital Allocation

\$325,401.78
\$61,453.70

- Construction budget: \$9,948,625 \$4,396,603
- FF&E budget: (included within Construction budget) \$30,142.28

Stimulus Funding / Inter-Agency Funds Capital Allocation

- \$ 0 -

Schedule	Start / Completion Date	Percent Complete %
- Preconstruction	1/4/11 6/11/11	100%
- Construction	5/12/11	50%
- Close out	8/1/11	0%

Milestone	Date
- Design Start	1/4/11
- Construction NTP	5/12/11
- Building Permit	7/14/11
- Substantial Completion	8/14/11
- Project Completion	8/14/11
- Ribbon Cutting	8/22/11

Project Team	Firm	Program Manager
- Program Manager	DC-PEP	John Almquist - PM
- Architect	Grimm & Parker Architects	David Whale
- Contractor	Turner Construction	Lesa Zahn

Current Status:

1. Roof replacement completed on main roof / Slate replacement 90% complete / Rear roof replacement started
2. Interior Demolition completed
3. Interior Metal Studs and Drywall hung on all floors
4. MEP Rough-in complete on all floors
5. Building Permit drawings are through MEP review and should be issued week of 7/11/11

LEED / Sustainable Design Initiatives: Built to LEED standards with green building best-practices, including construction waste recycling, building systems commissioning, and use of low-VOC products and local materials.

Issues: The facility was previously occupied by a charter school from 1999 through 2010. Maintenance was largely deferred, and the facility was unoccupied prior to construction. All building systems were past their functional life, resulting in a need to move past a typical Phase 1 project.

Increased electrical service capacity to the building requires heavy involvement from Pepco and expedited delivery and installation of all related equipment to meet schedule. The roof was found to be in complete disrepair, and is being repaired. In some areas, it will be completely replaced.

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Phase 1 Modernization

TAKOMA EDUCATION CENTER



Description: In December 2010, Takoma Education Center had a significant fire, destroying most of the building's interior. OPEFM and DCPS want to retain the brick exterior of the 1970's building, but renovate the interior and re-open the school in January 2012. Beginning in September 2010, Takoma became the only PS-8 school that is a Catalyst Arts Integration School. In addition to their aftercare program, they also offer sports and a variety of extracurricular activities for their middle school students.

The planned capacity will be for 450 students consistent with the DCPS school model for two classes per grade. Takoma Education Center has a total square footage of 117,050 gsf. The goals of this project are ambitious to convert an existing building, which was built in 1976, to a state-of-the-art learning environment within a tight timeframe and specific funding constraints. The rebirth of this historic school to, once again, serve the approximate population of students for which, it was originally intended.

Takoma EC is located in the northwest quadrant of the District of Columbia. The school receives its name from the local community named Takoma Park which is a high diverse area – socioeconomically, culturally and with growing immigrant populations.

Proposed Planning Profiles: The new modernization design will be based on the individual educational specifications and facility programs requirements which are being developed with the School Improvement and School Planning / Design teams at the present time.

Project Data

- Existing Building Square Footage: 117,050 gsf (Academic Bldg. 104,294, Gym 12,756)
- Modernized Building Square Footage: 104,294 gsf
- Construction Type: New Construction and Renovation
- Construction Cost / Square Footage: \$233.81 / sf
- Current Enrollment: 454 students
- Modernized Capacity: 454 Students

Budget Analysis

- Total program budget: \$24,385,237
- Design budget: \$682,218
- Project management budget: \$228,153
- Construction budget: \$23,188,530
- FF&E budget: \$181,528

Capital Allocation

Schedule	Start /Completion Date	Percent Complete %
- Design-Build	April, 2011	%
- Construction	June, 2011 – Dec. 2011	%
- Close out	January, 2012	%

Milestone	Date
- Design Start	May, 2011
- Ground Breaking	TBD
- Building Permit	TBD
- Substantial Completion	December, 2011
- Project Completion	January, 2012
- Ribbon Cutting	TBD

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Teresa Luther, Steve Kitterman and Mesfin Medhin
- Architects	Fanning-Howey	Ed Schmidt, Principal-In-Charge
- Contractor	Turner Construction	Pamela-Murphy-Johnson

Current Status: The educational program has been finalized in coordination with DCPS. OPEFM and the design team are in the process of submitting the preliminary concept drawings to the ANC, CFA, HRPB and NCPC for preliminary approval. The SIT team is very involved with the design process and continues to work very closely with OPEFM and the design team, which has contributed to a design that will meet the needs of the school and community. OPEFM continues to upload the current SIT presentation and minute meetings to OPEFM's website.

LEED/ Sustainable Design Initiatives: The project is designing toward LEED-Silver certification.

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Phase 1 Modernization

HART MIDDLE SCHOOL



Description: The Phased Modernization projects are partial modernizations of elementary and middle schools completed in three phases over a period of years, in accordance with the concepts detailed in the 2010 Master Facilities Plan. The Phase 1 scope of work is focused on bringing conditions in all classrooms up to a common set of standards which research has demonstrated support learning (in the key areas of lighting, acoustics, indoor air quality, technology, and ergonomics), as well as aesthetic upgrades to entries, corridors, and bathrooms. It is anticipated that the Phase 2 scope of work will focus on a similar level of upgrades to support spaces, such as cafeterias, gymnasias, libraries, fields and playgrounds, and that Phase 3 will focus on “back of house” system upgrades and replacements. To date, only Phase 1 projects have been completed in each of the last three fiscal years.

Project Data

- Existing Building Square Footage:
210,000 SQ FT.
- Modernized Building Square Footage: 170,000 sq. ft.
- Construction Type: Masonry and steel
- Construction Cost / Square
Footage: \$10,400,000
- Current Enrollment: 450
- Modernized Capacity: 600

Budget Analysis

- Total program budget: \$55,8000,000
- Design budget: \$413,585.00
- Project management budget:
\$249,305.08
- Construction budget:
\$8,556,645.95
- FF&E budget: \$50,000.00

Capital Allocation

Stimulus Funding/Inter Agency Funds

- \$ 0

Capital Allocation

-

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

3/22/11 – 5/31/11
6/20/11 – 8/14/11
8/14/00 – 9/14/00

Percent Complete %

100%
25%
0%

Milestone

- Design Start
- Ground Breaking
- Building Permit
- Substantial Completion
- Project Completion
- Ribbon Cutting

Date

3/29/11
6/17/11
7/27/11
8/14/11
9/15/11
8/19/11

Project Team

- Program Manager
- Architect
- Contractor

Firm

URS Corp
Studio 27
Forrester CC

Program Manager

Mel Butler
John Burke
Shawn Poore

Current Status:

1. Demolition Complete
2. Abatement Complete
3. Installation of Univents Ongoing
4. Ramp Installation Ongoing
5. Pepco ductbank complete

LEED/ Sustainable Design Initiatives:

Issues:

Pepco TPF Approval

CFA Approval

Building Permit Approval

IT Equipment Procurement

Auditorium Chair Procurement

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Phase 1 Modernization

SEATON ELEMENTARY SCHOOL



Description:

The scope of work for the 'Phase 1 Modernization' includes the complete modernization of classrooms in accordance with MFP Classroom Performance Criteria, new OPEFM Design Guidelines, and DCPS Guiding Principles. Work includes, but is not limited to: installation of new lighting fixtures in each classroom; repair or replacement of in-classroom heating and ventilation equipment in order to control temperature, air filtration, carbon dioxide levels, and equipment background noise; installation of new ceilings, flooring, and audio amplification to help control sound quality; and installation of new data connections and audio-visual equipment to support on-line learning resources; and installation of adaptable and flexible furniture systems for both students and teachers.

Project Data

- Existing Building Square Footage: 65,000
- Modernized Building Square Footage: 65,000
- Construction Type: Renovation
- Construction Cost / Square Footage: ~65/SF
- Current Enrollment: 255
- Modernized Capacity: ~300

Budget Analysis

Capital Allocation

- Total program budget: \$4,300,000
- Design budget: \$160,870
- Project management budget: \$129,000
- Construction budget: ~\$3,948,000
- FF&E budget: \$344,000

Stimulus Funding/Inter Agency Funds Capital Allocation

- \$ 0 -

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	1/6/11 / 6/17/11	100%
- Construction	6/18/11 / 8/14/11	25%
- Close out		

Milestone	Date
- Design Start	1/6/11
- Ground Breaking	6/18/11
- Building Permit	6/16/11
- Substantial Completion	8/1/11
- Project Completion	8/14/11
- Ribbon Cutting	-

Project Team	Firm	Program Manager
- Program Manager	DCPEP	Mel Butler
- Architect	diDominico, Moody-Nolan	
- Contractor	JCo Rand	

Current Status:

1. Demolition complete, MEP rough in ongoing

LEED/ Sustainable Design Initiatives:

Issues:

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION



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Phase 1 Modernization

MOTEN ELEMENTARY SCHOOL



Description: The new modernization design will be based on the individual educational specifications and facility programs requirements, which are being developed with the School Improvement and School Planning / Design teams at the present time. Each classroom will be fitted out to the maximum extent possible to meet the Performance Criteria as stated in the Master Facilities Plan (many of which follow LEED Certification Guidelines).

Proposed Planning Profiles: The scope of work for 2011 and 2012 includes the full modernization and renovation of the existing school building, which will include classrooms, new mechanical, electrical, plumbing and fire protection systems, exterior restoration, roofing, systems replacement, ADA improvements, technology enhancements, sustainable design initiatives as well as significant upgrades to the interior finishes. The program also includes the renovation of the cafeteria, kitchen, multi-purpose/gym area, media center/library, computer lab, art room, and recreational areas on the back of the school. An additional multi-purpose area will be constructed within the parameters of the existing facility. The Morris Road main entrance will be enhanced, and the 16th Street entrance will be reconstructed to include an enhanced entry and welcoming plaza.

Project Data

- Existing Building Square Footage: 99,700 gsf
- Construction Type: Phase 1 Modernization
- Construction Cost / Square Footage: \$174.52 / sf
- Current Enrollment: 368 students

- Modernized Capacity: 560 Students

Budget Analysis **Capital Allocation**

- Total program budget: \$17,400,000
- Design budget: \$1,116,790
- Project management budget: \$957,000
- Construction budget: \$14,000,000
- FF&E budget: \$957,000

Schedule **Start /Completion Date** **Percent Complete %**

- Design-Build RFP August, 2011 %
- Construction Sept., 2011 – Aug. 2012 %
- Close out September, 2012 %

Milestone **Date**

- Design Start April, 2011
- Ground Breaking TBD
- Building Permit August, 2011
- Substantial Completion August, 2012
- Project Completion July, 2012
- Ribbon Cutting TBD

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Darryl Somerville
- Architects	Lance Bailey Associates	Ansar Burney, Principal-In-Charge
- Contractor	TBD	

Current Status: OPEFM has received approval from the Mayor's office and the Chancellor's office to re-open Moten ES at the start of the 2012-2013 school year, and beyond. The Lance Bailey Associates team has been tasked with the design for the modernization of the facility. In the fall of 2011, the design should be well advanced to allow OPEFM to solicit potential builders for the project. Design layouts and colors are being reviewed, to be presented to the SIT members, for considerations and approvals. HazMat abatement, demolition, and clean-up are extensive. OPEFM will be putting the new design out for bid in the Fall 2011. The educational program has been finalized in coordination with DCPS. OPEFM and the design team are in the process of submitting the preliminary concept drawings to the ANC, CFA, HRPB and NCPC for preliminary approval. The SIT team is very involved with the design process and continues to work very closely with OPEFM and the design team, which has contributed to a design that will meet the needs of the school and community. OPEFM continues to upload the current SIT

presentation and minute meetings to OPEFM's website.

LEED/ Sustainable Design Initiatives: The project is designing toward LEED-Silver certification.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION



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Major Project Briefing Sheet

TURNER ELEMENTARY SCHOOL



Description: The new modernization design will be based on the individual educational specifications and facility programs requirements, which are being developed with the School Improvement and School Planning / Design teams at the present time. Each classroom will be fitted out in such a manner, to the maximum extent possible, to meet the Performance Criteria as stated in the Master Facilities Plan (many of which follow LEED Certification Guidelines).

Proposed Planning Profiles: The scope of work for 2011 and 2012 includes the full modernization and renovation of the existing school building, which will include classrooms, new mechanical, electrical, plumbing and fire protection systems, exterior restoration, roofing, systems replacement, ADA improvements, technology enhancements, sustainable design initiatives as well as significant upgrades to the interior finishes. The program also includes the construction of a new kitchen and recreational center on the back of the school. The new addition will include a new kitchen, gym, locker rooms, classrooms, multi-purpose physical education space and will also include new outside spaces such as basketball, playground areas, and tennis courts.

Project Data

- Existing Building Square Footage: 77,500 gsf
- New Construction Square Footage: 19,171 gsf (Gymnasium, Corridor and Kitchen)
- Construction Type: New Construction and Renovation

- Construction Cost / Square Footage: \$315,45 / sf
- Current Enrollment: 400 students
- Modernized Capacity: 400 Students

Budget Analysis

Capital Allocation

- Total program budget: \$30,495,000
- Design budget: \$1,221,645
- Project management budget: \$757,000
- Construction budget: \$25,660,594
- FF&E budget: \$974,000

Schedule	Start /Completion Date	Percent Complete %
- Design-Build RFP	August, 2011	%
- Construction	Sept., 2011 – Aug. 2012	%
- Close out	September, 2012	%

Milestone	Date
- Design Start	December, 2010
- Ground Breaking	TBD
- Building Permit	July, 2011
- Substantial Completion	August, 2012
- Project Completion	September, 2012
- Ribbon Cutting	TBD

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Teresa Luther and Darryl Somerville
- Architects	Hughes Group	Amado Fernandez, Principal-In-Charge
- Contractor	TBD	

Current Status: OPEFM has received approval from the Mayor's office and the Chancellor's office to reopen Turner ES for the school year of 2011-2012. Hughes Group has been asked to complete final drawings with the new kitchen and recreation center for the SIT Team's review and approval. Hughes Group has received final approval from the SIT Team on the color scheme of Turner ES, excluding this new addition. OPEFM will be putting the new design out for bid around August, 2011. OPEFM has completed all abatement and continues to complete the selective demo. The educational program has been finalized in coordination with DCPS. OPEFM and the design team are in the process of submitting the preliminary concept drawings to the ANC, CFA, HRPB and NCPC for

preliminary approval. The SIT team is very involved with the design process and continues to work very closely with OPEFM and the design team, which has contributed to a design that will meet the needs of the school and community. OPEFM continues to upload the current SIT presentation and minute meetings to OPEFM's website.

LEED/ Sustainable Design Initiatives: The project is designing toward LEED-Silver certification.

8.0 Third Party Projects/DPR

- 1st. & Florida
- 7th. & N St. NW Park
- 10th. Street Park
- 11th. & Monroe
- Bald Eagle Recreation Center
- Barry Farms Recreation Center
- Chevy Chase Recreation Center
- Fort Stanton Recreation Center
- Guy Mason Recreation Center
- Joseph H. Cole Community Center
- Justice Park
- Kenilworth Recreation Center
- Newark Dog Park
- Parkview Park
- Raymond Recreation Center
- Rosedale Recreation Center
- Shepherd Field
- Watkins Field

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION



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Major Project Briefing Sheet

FIRST ST & FLORIDA AVE NW PARK



Description: Relocation of existing basketball court, construction of a new playground.

- Demolition of selected walls as noted on drawings.
 - Saw-cut interior wall to grade.
 - Preserve mature trees along edges, but limb-up to ensure sightlines into park.
 - Demolition outdated equipment per drawings
 - Remove failing trees and concrete furnishings to open sightlines in the park.
 - New play equipment for children ages 2-5 and new play equipment children ages 5-13 with swings (4 belt, 4 bucket) and poured-in-placed rubber surfaces.
 - Relocate basketball court to south edge of to eliminate "dead" space.
 - Relocate horseshoe pit to front of the site to provide greater visibility.
 - New tables and seating areas with optional chess board.
 - Replace selected fence panels with decorative panels; install new paving and new fencing.
 - Enhanced landscaping; install deep planting beds to discourage sitting on walls, and to receive and treat storm water.
 - Provide artificial turf in open spaces and planting beds along wall on Florida Avenue.
 - Retain lighting throughout for safety but replace with energy-efficient lighting.
 - Storm water management
 - Kiosk and new signage.
- Existing utilities and services: The contractor shall locate, identify, protect, shut off and disconnect as necessary utility services, not indicated for removal and replacement

Project Data

- Existing Building Square Footage:	N/A
- Modernized Building Square Footage:	N/A
- Construction Type:	Renovation
- Construction Cost / Square Footage:	N/A
- Current Enrollment:	N/A
- Modernized Capacity:	N/A

Budget Analysis

- Total program budget:	\$1,700,000.00
- Design budget:	\$ 81,400.00
- Project management budget:	\$ 70,000.00
- Construction budget:	\$1,350,000.00
- FF&E budget:	\$ 4,500.00

Capital Allocation

Stimulus Funding/Inter Agency Funds

- \$0

Capital Allocation

-

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

8/1/10-4/18/11
8/1/11-11/30/11
11/14/11-11/30/11

Percent Complete %

100%
0%
0%

Milestone

- Design Start
- Ground Breaking
- Building Permit
- Substantial Completion
- Project Completion
- Ribbon Cutting

Date

-
June 1, 2011
July 15, 2011
Sept 30,2011
Nov 14,2011
-

Project Team

- Program Manager
- Architect
- Contractor

Firm

OPEFM/ DCPEP
Edgecombe Group
TBA

Program Manager

Avon Wilson
-
-

Current Status: The procurement of the Design Build contractor has been recommended. HGMB is the preferred general contractor. The project is being submitted for City Council approval July 2011.

LEED/ Sustainable Design Initiatives: Not required

Issues: None to Report

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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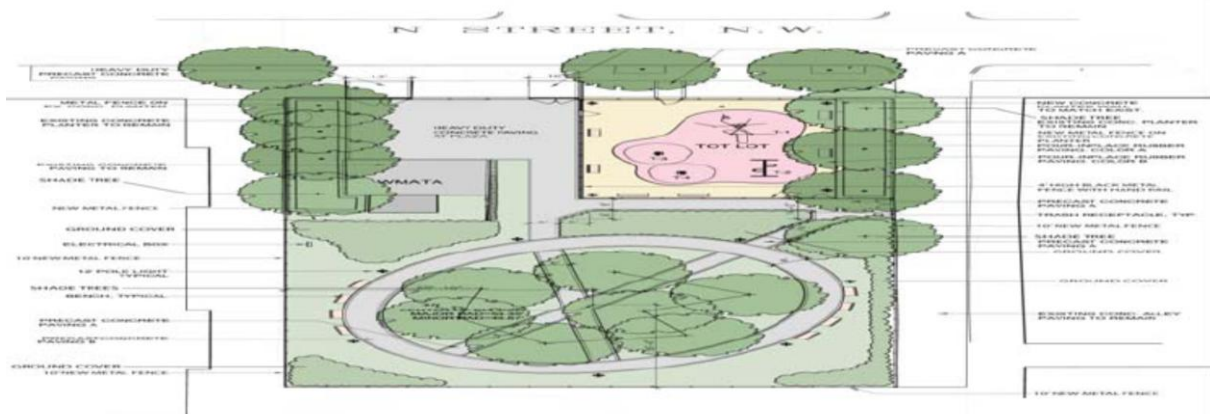


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Major Project Briefing Sheet

7TH & N ST RECREATION PARK



Description: This project is intended to increase recreational opportunities and to improve the physical and visual appearance of 7th and N Street Park by creating a safe play area, primarily for 2 to 5 year olds.

The proposed renovations consist of:

- Play structure for 2-5 year olds
- Swing structure for 2-12 year olds
- Poured-in-place rubber play surface
- Benches
- Ornamental steel fencing.

Project Data

- Existing Building Square Footage:	N/A
- Modernized Building Square Footage:	N/A
- Construction Type:	Renovation
- Construction Cost / Square Footage:	N/A
- Current Enrollment:	N/A
- Modernized Capacity:	N/A

Budget Analysis	Capital Allocation
------------------------	---------------------------

- Total program budget:	\$ 800,000.00
- Design budget:	\$ 46 ,000.00
- Project management budget:	\$ 35,000.00
- Construction budget:	\$ 500,000.00
- FF&E budget:	\$ 0

Stimulus Funding/Inter Agency Funds	Capital Allocation
--	---------------------------

- \$ 0	-
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Schedule	Start /Completion Date	Percent Complete %
-----------------	-------------------------------	---------------------------

- Preconstruction	8/1/10-5/18/11	95%
- Construction	7/21/11-11/15/11	0%
- Close out	11/15/11-11/30/11	0%

Milestone	Date
------------------	-------------

- Design Start	February 2010
- Ground Breaking	June 8, 2011
- Building Permit	July 15, 2011
- Substantial Completion	Sept. 30, 2011
- Project Completion	Nov. 15, 2011
- Ribbon Cutting	-

Project Team	Firm	Program Manager
---------------------	-------------	------------------------

- Program Manager	OPEFM/ DCPEP	Avon Wilson
- Architect	McGhee Arch	Ronnie McGhee
- Contractor	TBD	-

Current Status:

Park with Tot lot and open space, Walking path and landscaping to include

LEED/ Sustainable Design Initiatives: Not required

Issues: Waiting on building permit

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Major Project Briefing Sheet

10TH STREET RECREATION PARK



Description: 10th Street Park will be located in an existing vacant lot along the east side of 10th Street NW, between L and M Streets NW. The vacant lot where the park will be constructed is approximately 6,000 square feet in size and is bounded existing residential buildings to the south and north and by Shepherd Court NW to the east. Based on our conversations with the client and Ms. Sherry Frear, and from the Concept Plan dated May 27, 2009, the proposed park concept will include the following elements:

- Play elements (boulders suggested in the preliminary design) and surfaces
- Memorial to Connie Maffin that includes a fountain
- Low maintenance planting palette including a rose garden
- Lawn
- Colored paving surfaces

Project Data

- | | |
|---------------------------------------|-----------------------|
| - Existing Building Square Footage: | N/A |
| - Modernized Building Square Footage: | N/A |
| - Construction Type: | New park construction |
| - Construction Cost / Square Footage: | N/A |
| - Current Enrollment: | N/A |
| - Modernized Capacity: | N/A |

Budget Analysis	Capital Allocation
------------------------	---------------------------

- Total program budget:	\$ 1,550,000.00
- Design budget:	\$ 147,700.00
- Project management budget:	\$ 35,000.00
- Construction budget:	\$ 1,100,000.00
- FF&E budget:	\$ 0

Stimulus Funding/Inter Agency Funds	Capital Allocation
--	---------------------------

- \$ 0	-
--------	---

Schedule	Start /Completion Date	Percent Complete %
-----------------	-------------------------------	---------------------------

- Preconstruction	2/1/10-8/18/10	100%
- Construction	9/08/10-3/14/11	100%
- Close out	3/14/11-6/10/11	99%

Milestone	Date
------------------	-------------

- Design Start	February 2010
- Ground Breaking	Sept 1, 2010
- Building Permit	Oct 1, 2010
- Substantial Completion	Mar 14, 2011
- Project Completion	Mar 30, 2011
- Ribbon Cutting	Apr 14, 2011

Project Team	Firm	Program Manager
---------------------	-------------	------------------------

- Program Manager	OPEFM/ DCPEP	Avon Wilson
- Architect	KHA	Keith Amoire
- Contractor	Forrester Construction	Jason Randall

Current Status: Punch-list completion

LEED/ Sustainable Design Initiatives: Not required

Issues: Waiting on correction to granite ribbon by using savings from GMP.

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Major Project Briefing Sheet

11TH AND MONROE PARK



Description: This project entails the demolition of an existing community park facility and designing and constructing a new construction park located on 11th and Monroe Street NW. The proposed facility will include a water fountain, new fencing, scored paving, rubberized PIP play surfaces, with new seating and play equipment.

To date, OPEFM has secured a design build team (including contractor, architects and engineers, and a civil engineer for this project). The general contractor team recommended for this project is McDonnell Landscaping Inc., and Slater Associates as the Landscape Architects.

Project Data

- Existing Building Square Footage: N/A
- Modernized Building Square Footage: 26Ac
- Construction Type: Rehab
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

- Total program budget:

Capital Allocation

\$1,5000.00

- Design budget: \$34,576
- Project management budget: \$100,000
- Construction budget: \$581,957
- FF&E budget: \$43,000.

Stimulus Funding/Inter Agency Funds Capital Allocation

- -

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	1/24/2011-5/6/2011	95%
- Construction	5/9/2011-8/2/2011	0% Building Permit Delay
- Close out	8/2/2011-8/31/2011	0%

Milestone	Date
- Design Start	1/24/2011
- Ground Breaking	TBD
- Building Permit	6/9/11 Building Permit Delay
- Substantial Completion	8/24/2011
- Project Completion	8/31/2011
- Ribbon Cutting	TBD

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Kyle Whitley
- Architect	Slater Associates Inc.	Norton Clouse
- Contractor	McDonnell Landscape Inc.	Pat Gilchrist

Current Status: Currently working with Pepco to relocate electric service, completing 100 percent of the construction/permit drawings, preparing for permit submission, preparing/compiling project submittals, and revising project schedule.

LEED/ Sustainable Design Initiatives: N/A

Issues: Contract appears to be on time and on budget, however, DCRA permits are delaying the construction start. The contractor has indicated that the schedule may not be impacted.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Major Project Briefing Sheet

BALD EAGLE RECREATION CENTER



Description: The Bald Eagle Recreation Center is located at 100 Joliet Street SE, Washington DC, 20003. The project will include renovation of the existing recreation center and construction of a new boxing annex of approximately 5,400 SF. The geotechnical analysis has determined that, due to the existing natural soil composition, the foundations will need to be built on new, compacted fill material. Therefore, the foundations of the proposed boxing annex can be supported on approved engineered fill, placed over firm natural soils. Or firm natural soils can be designed for an allowable bearing pressure of 3,000 psf. The floor supported slab shall be designed as a slab on grade.

In addition to the renovation of the existing recreation center, the project includes construction of the new boxing annex on the project site. The annex will be a separate, self-contained facility adjacent to the existing recreation center. The segregation of the annex will allow for separation of ages among the differing activities. The project will complement the existing baseball field and asphalt basketball courts behind the recreation center.

The new Bald Eagle Recreation Center will provide health and fitness oriented recreation buildings for the community with the major programmatic elements of the project to include: upgraded mechanical systems for the existing recreation center; new finishes for the existing recreation center; upgrade to ADA compliance for center; reconfigured lobby/reception area of the recreation center with new display areas; new exercise and weight equipment/area in the boxing annex; separate entrance for annex; office space in annex; new mounted punching bag area in annex; shadow boxing/jump rope area with mirrors and separate locker rooms for annex.

Project Data

- Existing Building Square Footage: 23,809

- New Building Square Footage (Annex): 6,610
- Construction Type: New & Renovation
- Construction Cost / Square Footage: \$214
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

Capital Allocation

- Total program budget: \$6,868,273
- Design budget: \$274,954
- Project management budget: \$145,000
- Construction budget: \$5,500,000
- FF&E budget: \$400,000

Stimulus Funding/Inter Agency Funds

Capital Allocation

- \$829,166 \$6,039,107

Schedule

Start /Completion Date

Percent Complete %

- Preconstruction February 2010 100%
- Construction November 2010 18%
- Close out August 2011 0%

Milestone

Date

- Design Start May 2010
- Ground Breaking November 2010
- Building Permit Interior Demo Nov 2010, Interior Building Mar 2011, Annex Building Permit April 2011
- Substantial Completion November 2011
- Project Completion November 2011
- Ribbon Cutting November 2011

Project Team

Firm

Program Manager

- Program Manager OPEFM/ DCPEP John Finnigan
- Architect OTJ Architects Sean Lewis

Issues: Annex permit set has been submitted for building permit. DCWater has requested some changes, including relocating water vault to ROW. Test pit performed at vault will advance design and answer concerns.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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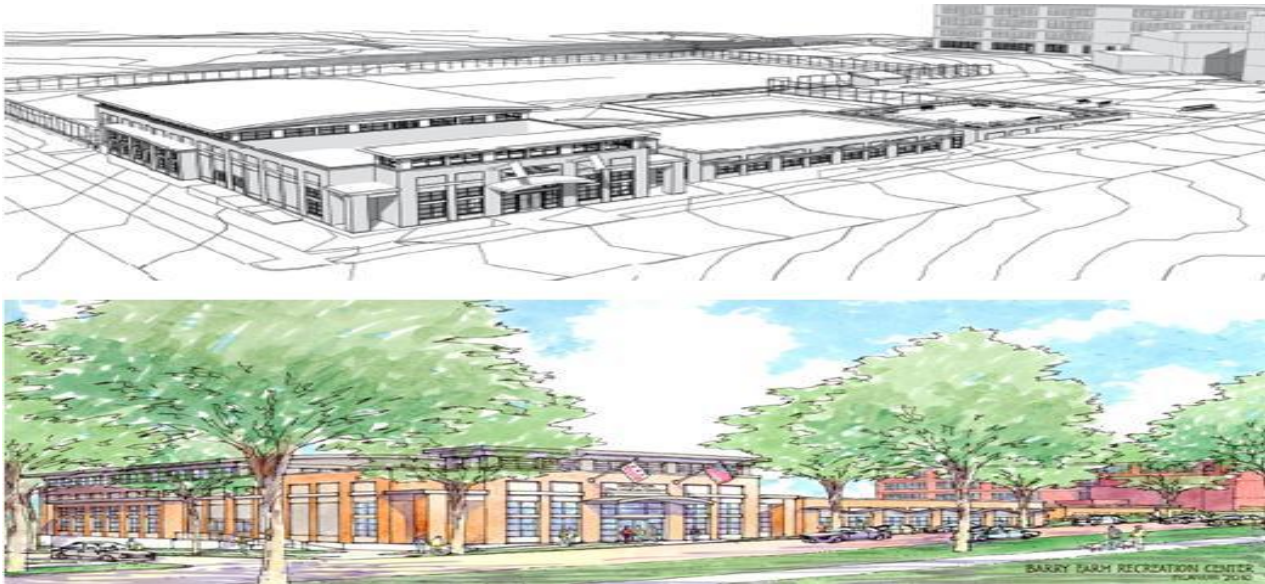


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Major Project Briefing Sheet

BARRY FARMS RECREATION CENTER



Description: The Barry Farms Recreation Center is located at 1230 Sumner Road, SE, Washington DC 20020. The project entails the design of a 27,000-square feet recreation center which includes renovation of the 11,000 square feet lower level of Birney School, and an addition of a 16,000-square feet gymnasium.

Outdoor facilities would include a synthetic turf football field with a softball overlay, basketball courts, recreation pool, pool building and playgrounds.

Project Data

- Existing Building Square Footage	1,500	used for accommodating DC Housing Office:
- New Building Square Footage:	22,000	
- Total Building Square Footage:	23,500	
- Construction Type:	New & Renovation	
- Construction Cost / Square Foot:	\$450	

Budget Analysis	Capital Allocation	Contract Awarded to Date
- Total program budget:	<u>\$15,280,000</u>	<u>\$949,346 (6%)</u>
- Design budget:	\$1,229,669	\$549,774(45%)
- Project management budget:	\$407,436	\$200,000 (49%)
- Construction budget:	\$12,939,504	\$199,572 (1.6%)
- FF&E budget:	\$489,617	-
<i>(Revised project budget is \$15.28 Million which includes \$280,000 from DPR for the Softball Field and \$15 Million from DMPD for the Recreation Center)</i>		

Stimulus Funding/Inter Agency Funds	Capital Allocation
N/A	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	Feb '10- August '11	55%
- Construction	October '11- September '12	-
- Close out	October-November'12	-

Milestone	Date
- Design Start	August 26, 2010
- Ground Breaking	September 1, 2011
- Building Permit	August 1, 2011
- Substantial Completion	September 30, 2012
- Project Completion	November 31, 2012
- Ribbon Cutting	-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Sanath Kalidas
Architect:	Torti Gallas and Partners	-
Contractor:	JV- RBK and Forrester Construction	-

Current Status:

The Barry Farms Community requested the architect to modify the design for the swimming pool from a 50-meter, Olympic size pool, to a 25-yard pool which was completed. OPEFM issued the AE agreement and directed Torti Gallas to proceed with the design in September.

Torti Gallas developed concept plans for preliminary staff review by the CFA, NCPC, NPS and SHPO. The reviewers agreed that current site is too small to accommodate the pool, combination field, two basketball courts and parking. NPS stated that the "pan-handle" portion located northwest of the current site is part of federal land allocated for recreational use and the District cannot use that portion of the site for new housing. CFA and NCPC

suggested that DPR/OPEFM resolve the land use issue for the “pan-handle” portion of the site with DMPD to renovate the existing pool and the existing basketball courts and picnic pavilion.

LEED/ Sustainable Design Initiatives:

The project team intends to design the recreation center to achieve LEED-Silver certification.

Logistics/ Issues:

Logistics/ Issues:

Logistics/ Issues:

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION



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Major Project Briefing Sheet

CHEVY CHASE RECREATION PARK



Description: A renovation to and reconfiguration of Chevy Chase Playground located at 5500 41st Street, NW in Washington, D.C. Scope of work includes complete interior and exterior renovation of existing structure, a bathroom addition thereto, and construction of new playgrounds, a “splash park”, an accessible entrance, and related infrastructure work and upgrade to existing baseball field.

Project Data

- Existing Building Square Footage: 900
- Modernized Building Square Footage: 450
- Construction Type: Renovation /Addition
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

- Total program budget: \$ 4,500,000.00
- Design budget: \$ 160,000.00
- Project management budget: \$ 119,701.00
- Construction budget: \$ 3,147,329.00
- FF&E budget: \$ 55,000.00

Capital Allocation

Stimulus Funding/Inter Agency Funds Capital Allocation

- \$90,000.00

-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	2/1/10-8/18/10	100%
- Construction	8/08/10-6/30/11	100%
- Close out	6/13/11-7/30/11	40%

Milestone	Date
- Design Start	February 2010
- Ground Breaking	August 2010
- Building Permit	February 2011
- Substantial Completion	June 10, 2011
- Project Completion	June 30, 2011
- Ribbon Cutting	-

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Avon Wilson
- Architect	Bowie Gridley Arch	Richard Salopek
- Contractor	RBK / Forrester	Henry Robinson

Current Status:

1. Baseball Field is 100% completed; the baseball field lights have been certified for use.
2. Building is 100% complete.
3. Dog Park has water available. Waiting for permanent dog fountain.
4. Interior renovation-
 - HVAC has completed start-up,
 - Electrical is 100% complete,
 - Ceramic tile is 100% complete,
 - Waiting on permanent lockset for nine (9) doors; building is lockable.
5. Site work is 97% complete, waiting on site furnishing under construction.
6. C of O issued June 20, 2011
7. Splash park has drainage problem, which is being addressed by contractors.

LEED/ Sustainable Design Initiatives: Not required

Issues: The splash park has a drainage problem being addressed by the contractor. The contractor will provide a plan of action for correction. The Aquatic team from DPR has requested a shower/foot wash for the project site.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Major Project Briefing Sheet

FT STANTON RECREATION PARK



T

Description: The Fort Stanton Recreation Center is an 18,000 SF building which consists of a gymnasium, exercise room, youth activity room, game room, arts and crafts room, senior's lounge, computer room, meeting room with adjacent kitchen, director's office and restrooms. Due to existing grade the gymnasium will be a two-story structure with retaining walls on three sides.

Project Data

- Existing Building Square Footage: 2,000
- Modernized Building Square Footage: 18,000
- Construction Type: Renovation /Addition
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

Capital Allocation

- Total program budget: \$ 12,500,000.00
- Design budget: \$ 525,000.00
- Project management budget: \$ 200,000.00
- Construction budget: \$ 9,513,661.00
- FF&E budget: \$ 800,000.00

Stimulus Funding/Inter Agency Funds Capital Allocation

- \$ 0

-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	2/1/10-7/18/11	98%
- Construction	7/08/11-7/10/12	0%
- Close out	7/13/12-8/2/12	0%

Milestone	Date
- Design Start	February 2010
- Ground Breaking	July 18, 2011
- Building Permit	August 30, 2011
- Substantial Completion	July 10, 2012
- Project Completion	July 30, 2012
- Ribbon Cutting	-

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Avon Wilson
- Architect	Torti Gallas	Marie Valdivia
- Contractor	Winmar Dustin	Edwin Villegas

Current Status:

1. Flippo awarded contract for relocation of water line. Work on project is awaiting Washington Gas to abandon existing gas line in Erie St to allow 24" water line to continue construction in two weeks.
2. Construction to start on pool house and start the raze permit.
3. Revised schedule - Start July 2011, Completion July 2012.
4. Raze permit underway. All Utilities are disconnected waiting for clearance letter.
5. Coordinate with Anacostia Museum/ coordinate finish and art work.

LEED/ Sustainable Design Initiatives: Silver LEED

Issues: Building permit is under third^d party review. The Public Space has been approved for construction.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION



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Major Project Briefing Sheet

GUY MASON RECREATION CENTER



South (front) façade



Proposed South (front) façade with window replacement

Description: The Guy Mason Recreation Center is located at 3600 Calvert Street, NW, Washington DC 20007. The building was constructed in 1902 as part of the Georgetown Poor House and served as a schoolhouse until 1954, when the Navy expanded the grounds of the U.S. Naval Observatory. The Department of Parks and Recreation (DPR) persuaded the Navy and then Commissioner of Parks, Guy Mason, to convert the schoolhouse into what is now known as the Guy Mason Recreation Center. Since the mid-1950's, the Guy Mason Recreation Center has been home to a wide variety of activities that support the cultural and recreational interests of the local community.

The scope of work for this project includes interior renovations/modernizations of an 8,400 square-foot recreation center building to reallocate space for an improved check-in area, renovated and enlarged art studios, multi-purpose space renovations, an ADA compliant bathroom on each level, new residential style prep kitchen, a new elevator and fire exit stair (external to the building) and associated site work/pathways as required to provide accessibility to/from the parking lot and front loop in accordance with ADA requirements.

In addition, the existing windows will be replaced with new high performance, energy efficient, historically correct windows; new interior finishes and refinishing/refurbishing of existing finishes where appropriate to give the building interior a fresh restored appearance; a new HVAC (central air conditioning) system, lighting, power distribution, automatic sprinkler system, fire alarm system, tel-data system, and security/access control system will be installed as part of life safety improvements.

The exterior work includes re-painting of all existing exterior painted woodwork and trim (including wood window frames) and re-pointing (non-structural repairs) of areas of exterior masonry that are clearly visible as being in

need of repair; additional site work necessary to make the building entrance ADA compliant and modest landscaping in the vicinity of the stair/elevator tower.

Project Data

- Existing Building Square Footage:	9,217 gsf
- Modernized Building Square Footage:	736 gsf
- Total Building Square Footage:	9,953 gsf
- Construction Type:	New & Renovation
- Construction Cost / Square Foot:	\$400 / sf
- Current Enrollment:	-
- Modernized Capacity:	-

Budget Analysis

- Total program budget:
- Design budget:
<i>Banneker</i>
<i>OPEFM</i>
- Project management budget:
- Construction budget:
- FF&E budget:

Capital Allocation

<u>\$4,700,000</u>
\$394,825
\$215,333
\$179,492
\$195,000
\$3,637,740
\$77,020

Contract Awarded to Date

<u>\$4,148,211 (88%)</u>
\$370,280 (94%)
-
-
\$188,500 (97%)
\$3,512,910 (97%)
\$76,521 (99%)

Stimulus Funding/Inter Agency Funds

DDOE

Capital Allocation

\$550,000

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

Feb-June, '10
July, '10 -June, '11
July-August, '11

Percent Complete %

100%
97%
-

Milestone

- Design Start
- Ground Breaking
- Building Permit
- Substantial Completion
- Project Completion
- Ribbon Cutting

Date

March 31, 2010
July 19, 2010
Demo permit- July 22, 2010, Foundations/grade permit- December 1, 2010, Building permit- December 1, 2010
June 27, 2011
August 1, 2011
July 16

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Sanath Kalidas
Architect:	Bowie Gridley	-
Contractor:	JV, Hamel Builders and District Development Group (DDG)	-

Current Status:

Hamel Builders revised the exhibits for OPEFM to amend the target GMP of \$2.79 million to \$3.48 million. The revised GMP of \$3.48 million includes the machine room less elevator that meets the Buy American Act requirements, additional site work, sewer repairs per direction from WASA, demolition permit, foundation/grade permit and building permit fees from DCRA, PDRM meeting fees, additional traffic control plans for the new water service. OPEFM received the signed GMP amendment from Hamel Builders. OPEFM finalized and issued the GMP amendment to Hamel Builders for the project in January.

OPEFM received the demolition permit on July 22 and directed Hamel Builders to commence Hazmat abatement/interior demolition. Hamel Builders finished interior demolition on August 9. OPEFM received the WASA approval, foundations/grade and building permits from DCRA on December 1. Hamel Builders remobilized their sub-contractors and commenced construction/interior renovation on December 8. Hamel Builders issued a revised construction schedule to OPEFM in early February.

LEED/ Sustainable Design Initiatives:

The project will include addition of new high performance, energy efficient; historically correct windows and fundamental commissioning for a new HVAC system.

Logistics/ Issues:

Hamel to complete punch list and issue waiver of liens prior to project closeout.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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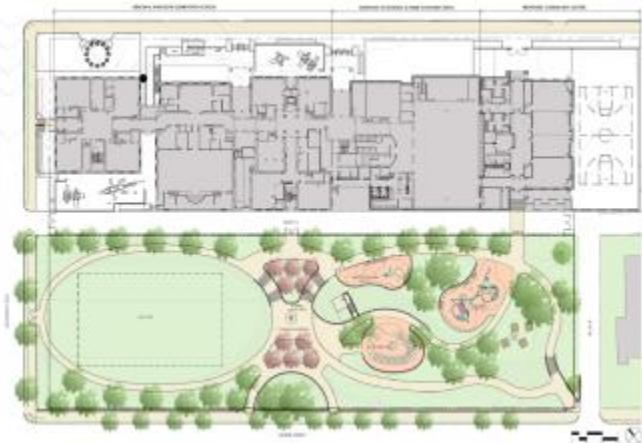


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Project Briefing Sheet

JOSEPH H. COLE COMMUNITY CENTER & WHEATLEY PARK / RECREATION CENTER



Description: Wheatley Education Campus received a full modernization and addition, and reopened in August, 2009. The latest addition is the Joseph H. Cole Community Center and park that will better serve both the school and community. The existing, antiquated Joseph H. Cole Fitness Center (built in 1971) will soon be demolished in the spring of 2011 to make way for the new park.

The 7,800 SF community center and 3-acre park, will serve both the school and community. The new addition includes multi-purpose use classrooms, offices, ADA-compliant restrooms, and locker rooms. The new park will include fully landscaped gardens and tree-lined walking paths, an artificial turf play field, a “summer spray-ground”, and a community terrace. A new “tot lot” playground for children ages 2-5 will also be built.

Project Data

- Existing Building Square Footage: N/A
- Modernized Building Square Footage: 7,805 SF building + 3 acre Park
- Construction Type: New construction / Addition
- Construction Cost / Square Footage: Building + Park = \$58.60/SF
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

Capital Allocation

- | | | |
|---|----------------------------|--------------|
| - | Total program budget: | \$ 8,000,000 |
| - | Design budget: | \$ 665,000 |
| - | Project management budget: | \$ 840,000 |
| - | Construction budget: | \$ 6,315,000 |
| - | FF&E budget: | \$ 200,000 |

Stimulus Funding/Inter Agency Funds

Capital Allocation

- None -

Schedule

Start /Completion Date

Percent Complete %

- | | | | | |
|---|-----------------|--------------------------|----------|-----------|
| - | Preconstruction | May 2009 / Dec. 2009 | CC: 100% | PARK: 95% |
| - | Construction | January, 2010 / Aug 2010 | CC: 100% | PARK: 5% |
| - | Close out | Aug 2010 / Feb 2011 | CC: 100% | PARK: 0% |

Milestone

Date _____

- | | |
|--------------------------|--------------------|
| - Design Start | May, 2009 |
| - Ground Breaking | February 8, 2010 |
| - Building Permit | February 18, 2010 |
| - Substantial Completion | August 5, 2010 |
| - Project Completion | September 20, 2010 |
| - Ribbon Cutting | August 5, 2010 |

Project Team

Firm

Program Manager

- | | | | |
|---|-----------------|---|----------------|
| - | Program Manager | OPEFM/ DCPEP | John Almquist |
| - | Architect | Lance Bailey Architects | Kiat Vortiskul |
| - | Contractor | HESS Construction +
Engineering Services | Michael Boeckl |

Current Status: Raze Permit Received on 4/8/11 - Existing facility demolition/raze commenced on 4/12/11
Anticipated completion of demolition is 5/13/11
Building Permit Received on 4/11/11

LEED/ Sustainable Design Initiatives: LEED- Silver (Building); Park built with LEED standards & best practices

Issues: 1. Raze Permit – completed; 2. Grading not proceeding on schedule; 3. Requested recovery schedule

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Major Project Briefing Sheet

JUSTICE PARK



Description: The site for the proposed Justice Park is located at the intersection of 14th Street and Euclid Street, NW, Washington DC. The project scope includes the design and construction of a community garden with planting beds, storage shed and a plaza with site amenities.

Project Data

- Modernized Square Footage: 11,000 sf
- Construction Type: New
- Construction Cost / Square Foot N/A sf

Budget Analysis

- Total program budget:
Banneker

Capital Allocation

\$750,000

Contract Awarded to Date

\$323,909 (43%)

- Design budget:

\$41,390

\$238,000

\$38,409 (92%)

- Project management budget:

\$65,000

\$47,500 (73%)

- Construction budget:

\$470,910

-

- FF&E budget:

included in construction budget

(The total expenditure to date is \$238,000 and the funds available for the project are \$512,000. DPR transferred \$300,000 in additional funds for the project to OPEFM.)

Stimulus Funding/Inter Agency Funds

N/A

Capital Allocation

-

Schedule

Start /Completion Date

Percent Complete %

- | | | |
|-------------------|---------------------|-------|
| - Preconstruction | Oct. '10- June 2011 | 100 % |
| - Construction | July-Sept. 2011 | - |
| - Close out | Oct –Nov. 2011 | - |

Milestones

Date

- | | | |
|------------------------------------|------------|---|
| - Preconstruction/Design Services: | Oct. 2010 | |
| - Lump sum contract approval: | June 2011 | - |
| - Permits/Approvals | July 2011 | - |
| - Groundbreaking | July 2011 | - |
| - Project Completion/Re-Occupancy | Sept. 2011 | - |
| - Project closeout: | Nov. 2011 | - |

Project Team

Firm

PM

- | | | |
|-------------------|--------------------------|----------------|
| - Program Manager | DCPEP/ OPEFM | Sanath Kalidas |
| - Architect: | R. McGhee and Associates | - |
| - Contractor: | TBD | - |

Current Status:

OPEFM issued a purchased order agreement to R. McGhee and Associates to complete 50 percent of the CD drawings and construction administration for the project in October. McGhee and Associates issued drawings for OPEFM to solicit proposals for a lump sum contract to construct the park in October. Lump sum proposals were received by OPEFM on December 14. DCPEP observed a wide price range across the lump sum proposals and requested clarification from contractors that were received in late January. Based on the evaluation of proposals, DCPEP made a recommendation to OPEFM for award of the lump sum contract to McDonnell Landscape. DPR requested R. McGhee and Associates to simplify the design for the storage shed roof and combine 20' long, planting beds and aisle space to form 45' long, planting beds. R. McGhee and Associates issued sketches to McDonnell for pricing. McDonnell Landscape issued pricing for the proposed scope changes to DCPEP/OPEFM in April. OPEFM issued a lump sum contract including the additional scope of work to McDonnell Landscape in June. DCPEP and the permit expediter are working on securing approvals from DC Water, DDOT, DDOE prior to securing the building permit from DCRA.

LEED/ Sustainable Design Initiatives: N/A

Logistics/ Issues:

DCPEP and R. McGhee and Associates submitted a structural facilities/conduit plan to Pepco for review/approval. McGhee and Associates completed and issued the permit set to DCPEP for submission to DCRA for permits on February 25. The permit set of drawings were submitted to DCRA in March. CFA approved the drawings in March. DCRA, DDOT and WASA are currently reviewing the drawings for issuance of the building permit.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Major Project Briefing Sheet

KENILWORTH RECREATION CENTER



Description: This project entails the demolition of an existing single room recreation facility and designing and constructing 17,000 SF new construction recreation center. The proposed facility will include a gymnasium, weight room, computer rooms, commercial kitchen and administrative support areas. Also, the playing field will be synthetic turf including basketball and tennis courts. The project is being designed to meet LEED Silver standards.

To date, DMPED secured a design team (including architects and engineers and negotiated contracts with both the architect and civil engineer for this project) and a construction team that includes a joint venture of two CBE construction firms and a regional general contracting firm.

The general contractor team recommended for this project is a joint venture of F&L Construction and AF Development / Sigal Construction, A pre-construction services agreement has been issued to this team to perform pricing analysis for the project at different stages of the design process.

The Design team of OPX Architects will enter into agreement with the Builder (General Contractor) at the GMP (Guaranteed Maximum Price) to deliver the project as a Design Build Project

Project Data

- Existing Building Square Footage: 17000
- Modernized Building Square Footage: 24300
- Construction Type: New
- Construction Cost / Square Footage: 546

- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis **Capital Allocation**

- Total program budget: \$13,000,000.00
- Design budget: \$951,365.00
- Project management budget: \$150,000.00
- Construction budget: \$10,193,000.00
- FF&E budget: \$492,795.00

Stimulus Funding/Inter Agency Funds **Capital Allocation**

-

Schedule **Start /Completion Date** **Percent Complete %**

- Preconstruction 2/28/2010 100%
- Construction Hold 5%
- Close out Hold 0%

Milestone **Date**

- Design Start 9/9/2009
- Ground Breaking TBD
- Building Permit TBD
- Substantial Completion TBD
- Project Completion TBD
- Ribbon Cutting TBD

Project Team **Firm** **Program Manager**

- Program Manager OPEFM/ DCPEP Kyle Whitley
- Architect Sorg Architects Rachel Chung
- Contractor Forney Enterprise Inc. Keith Forney

Current Status: The GMP was agreed and delivered to Council on 7/1/10 with anticipated approval 7/30/10. A new fence is being installed at the site to allow the public to use the field. Client has issued a stop work order of the not-to-exceed number \$10,000 and FEI. Currently the demo will take place shortly. After which the project will be placed on hold until further notice .OPEFM believes this may be a hold for at least three months. OPEFM requested FEI install new fence to allow access to fields. FEI completed this task. Community requested an additional opening. DPR will have DPR maintenance complete the task. NPS has allowed the contractor to complete the demolition.

During this reporting period a separate contractor (City General) has restored the lights (7pm-7am) and the New Contractor (JCMCS) was given the notice to proceed for the playing fields resurfacing will mobilize Monday 5/9/11 to complete the resurfacing of the playing fields (tennis and basketball courts) Access to the field/track has been opened by removing a 10' section of fence to allow access from the street side is complete. The contractor scheduled for resurfacing the playing field should be complete the first week of June 2011.

The resurfacing contractor has submitted a proposal to modify the contract to complete the work. Procurement is working on a \$0 dollar change order to be issued to the contractor agreeing to the modification. The final change order for FEI is being prepared to close out the main portion of the work.

LEED/ Sustainable Design Initiatives: LEED Silver

Issues: This project is to be on hold until NPS and OPEFM /DPR determine the next steps. Currently no further word or direction has been given. The project will remain on hold until OPEFM and DPR have decided on an area to relocate the project. OPEFM's Legal Department is taking the lead on resolving the site remediation with NPS and DDOE. A new contractor has been selected to complete the resurfacing of the fields.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Major Project Briefing Sheet

NEWARK DOG PARK



Description: The site for the proposed Newark Dog Park is located at 39th Street and Newark Street, NW Washington DC 20016. The project scope includes the design and construction of a 13,000 square feet Dog Park with ADA access and two enclosures for pets.

Project Data

- | | |
|------------------------------------|--------|
| - Square Footage: | 13,000 |
| - Construction Type: | New |
| - Construction Cost / Square Foot: | \$24 |

Budget Analysis

- | | | |
|--|------------------------------------|-------------------------|
| - Original budget: | \$600,000 | - |
| - Total program budget: | <u>\$411,122</u> | <u>\$411,122 (100%)</u> |
| - Design Budget: | \$25,113 | \$25,113 9100%) |
| <i>Banneker</i> | \$8,613 | |
| <i>OPEFM</i> | \$16,500 | |
| - Project management budget: | \$36,696 | \$36,696 (100%) |
| - Construction budget: | \$349,313 | \$349,313(100%) |
| (Revised budget includes \$92,533 of net change orders for additional scope of work) | | |
| - FF&E | \$ included in construction budget | |

Capital Allocation

Contract Awarded to Date

Stimulus Funding/Inter Agency Funds Capital Allocation

N/A

-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	Feb.-March '10	100%
- Construction	May-August '10	100%
- Close out	Sept. '10-Feb. '11	100%

Milestone	Date
- Design Start	February 16, 2010
- Ground Breaking	May 10, 2010
- Building Permit	N/A
- Substantial Completion	August 11, 2010 for base scope of work excluding the ADA ramp.
- Project Completion	August 31, 2010 (Capital Construction requested OPEFM to provide an extension to install additional ornamental fence for a playground requested by Council Member Mendelson).
- Ribbon Cutting	September 11, 2010

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Sanath Kalidas
Design-Builder:	JV between Capital Construction and Turf Center Lawns	

Current Status:

The project is substantially complete and currently in the process of closeout. Construction is 98 percent complete with the installation of the entrance stair from 39th Street, rain garden placement of the stone base, water fountain, chain-link fence, site amenities, solar lights and the wood fence for the garden and additional ornamental fence for the playground. Based on feedback from the community, DPR/ DCPEP directed Turf Center Lawns to plant a few evergreen trees as a noise buffer along 39th Street near the entrance to the Dog Park.

Capital Construction issued the lien waiver and final invoice to OPEFM for releasing retainage. Toole Design Group issued a record set of the final drawings to OPEFM/DPR as part of project closeout. Based on DPR's request, DCPEP directed Capital Construction and Toole Design to complete and issue the as-built drawings for the project prior to releasing the retainage to Capital Construction. Toole Design issued the as-built drawings to DPR/OPEFM. The waiver of liens received from Capital Construction. DCPEP has released retainage to Capital Construction and closed out the project.

LEED/ Sustainable Design Initiatives: N/A

Logistics/ Issues:

Based on Council Member Cheh's request to install a permeable, environmentally sensitive paving, OPEFM issued a change order to Capital Construction/Turf Center Lawns to install an ADA compliant, gravel pathway leading to the Dog Park and Tennis courts. In addition, OPEFM directed Turf Center Lawns to expedite and complete the installation of the gravel paving prior to the grand opening on September 11, 2010. OPEFM inspected the gravel paving and determined that additional maintenance may be required to keep the pathway functional and aesthetically appealing. OPEFM issued a PO to Turf Center Lawns for installation of landscape metal edging along the gravel pathway. Turf Center Lawns completed installation of the metal edging in March.

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Major Project Briefing Sheet

PARKVIEW FIELD



Description: The Office of Public Education Facilities Modernization (“Office” or “OPEFM”) is issuing this Request for Qualifications to engage a contractor to provide design-build services to modernize the basketball court located on Parkview Park at 693 Otis Place NW, Washington DC (“Project”).

The Office plans to deliver this project through a design-build delivery method. A narrative scope of work is listed in the sections below. If deviations or conflicts arise from what is referenced in the program requirements/scope of work and court conditions, contractor shall submit a request for clarification.

The selected contractor will be required to provide all of the design services, demolition, labor, materials and supervision necessary to accomplish this task. The Contractor’s work will be divided into two Phases, (i) the Preconstruction Phase; and (ii) the Construction Phase. During the Preconstruction Phase the contractor shall prepare such drawings as may be required to describe the work and to obtain the necessary permits. Such drawings shall be submitted to the Office for its review and approval prior to proceeding with construction. During the Construction Phase, the contractor will implement the approved drawings, providing all labor, materials, supervision and other services as may be necessary to accomplish this task.

Project Data

- Existing Building Square Footage: N/A
- New Building Square Footage (Annex): N/A
- Construction Type: Maintenance
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A

- Modernized Capacity: N/A

Budget Analysis

- Total program budget: First phase maintenance awaiting quotes, portion of \$1,200,000
- Design budget: Incl.
- Project management budget: Incl.
- Construction budget: Incl.
- FF&E budget: N/A

Capital Allocation

Stimulus Funding/Inter Agency Funds

- N/A

Capital Allocation

- \$1,200,000

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

April 2011
May 2011
May 2011

Percent Complete %

0%
0%
0%

Milestone

- Design Start (Design build)
- Ground Breaking April 2011
- Building Permit N/A
- Substantial Completion Dependent on Option chosen
- Project Completion Dependent on Option chosen
- Ribbon Cutting Dependent on Option chosen

Date

Project Team

- Program Manager
- Architect
- Contractor

Firm

OPEFM/ DCPEP
N/A
TBD

Program Manager

John Finnigan
-
-

Current Status: The court maintenance project has been completed by HRGM. The work comprised resurfacing the basketball court, installation of new posts, rims and backboards, new portable scoreboard, new temporary bleachers and electrical work for the court lighting. The work was completed on schedule on 5/20/11.

LEED/ Sustainable Design Initiatives: N/A

Issues: DPR has prepared three scenarios for field work for a later phase. DPR has shared the concepts with the community to gauge community desires. Community input will steer the design, scheduled to commence in fall 2011. A community meeting was held 5/5/11 to overview the various concepts for the field area and a follow-up meeting is set for 6/9/11.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Major Project Briefing Sheet

RAYMOND RECREATION CENTER



Description: This project entails the demolition of an existing single room recreation facility and designing and constructing 17000 SF new construction recreation center. The proposed facility will include a gymnasium, weight room, computer rooms, commercial kitchen and administrative support areas. Also, the playing field will be synthetic turf including basketball and tennis courts. The project is being designed to meet LEED Silver standards.

To date, DMPED secured a design team (including architects and engineers and negotiated contracts with both the architect and civil engineer for this project) and a construction team that includes a joint venture of two CBE construction firms and a regional general contracting firm.

The general contractor team recommended for this project is a joint venture of F&L Construction and AF Development / Sigal Construction, A pre-construction services agreement has been issued to this team to perform pricing analysis for the project at different stages of the design process.

Project Data

- Existing Building Square Footage: 2000
- Modernized Building Square Footage: 17,675
- Construction Type: New
- Construction Cost / Square Footage: 395.56
- Current Enrollment: N/A

- Modernized Capacity: N/A

Budget Analysis **Capital Allocation**

- Total program budget: 11,000,000.00
- Design budget: 755,445.00
- Project management budget: 110,000.00
- Construction budget: 9,533,000.00
- FF&E budget: 500,000.00

Stimulus Funding/Inter Agency Funds **Capital Allocation**

- -

Schedule **Start /Completion Date** **Percent Complete %**

- Preconstruction 3/14/2011 - 8/31/2011 50%
- Construction 9/1/2011 – 9/1/2012 0
- Close out 9/1/2012 0

Milestone **Date**

- Design Start 3/14/2011
- Ground Breaking 7/31/2011
- Building Permit 8/31/2011
- Substantial Completion 8/1/2012
- Project Completion 9/1/2012
- Ribbon Cutting TBD

Project Team **Firm** **Program Manager**

- Program Manager OPEFM/ DCPEP Kyle Whitley
- Architect OPX Architects Barbara Mullenex
- Contractor Sigal Andy Haung

Current Status: The Design Builder has submitted a proposal and the preconstruction agreement that allowed OPEFM to agree on a delivery method that will be based on a fee + general conditions; OPEFM will require the contractor to get bids; and will requires that the lump sum will be equal to the bids, the fee, the general conditions and design costs with a 7% contingency. Negotiations on how the project will be delivered are complete. The Design Builder expects to phase the design in packages to start the work late summer 2011.

LEED/ Sustainable Design Initiatives: LEED SILVER

Issues: Civil bridging drawings from Liberty Engineering / Loiederman not submitted. The contract for the Design builder is being procured and will be complete the week of 6/6/11. The procurement Department is working on SOW to issue the design builder a contract.

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Major Project Briefing Sheet

ROSEDALE RECREATION CENTER



Description: The Rose Dale Recreation Center is located at 1701 Gales Street NE, Washington DC, 20002. The Project will include demolition of the existing recreation center and construction of a new recreation center of approximately 26,000 SF. The geotechnical analysis has determined that, due to the existing natural soil composition, the foundations will need to be built on new, compacted fill material. Therefore, the foundations of the proposed building can be supported on approved engineered fill placed over firm natural soils or firm natural soils can be designed for an allowable bearing pressure of 3,000 psf. The floor supported slab shall be designed as a slab on grade. The Project will obtain LEED Silver certification.

In addition to construction of the new recreation center, the Project includes the construction of a 4,000 square foot community library on the Project site. Community involvement sought the addition of a new library to the recreation facility, which has been incorporated into the site and includes a separate entrance but shared access with the recreation facility. The Project also includes the replacement of the existing grass field with an artificial surface that will be striped for several sports. Lighting for the field as well as pedestrian access from the recreation center to the field will also be required. Additionally, the Project will include replacement of an existing pool. The aluminum pool will be removed with a new "zero-entry" pool constructed in the same footprint. The pool equipment will be reused to the extent possible. The project will also include reconfiguration of existing playing courts that will allow the incorporation of a point of ingress/egress with some site parking.

The new Rose Dale Recreation Center will include a health and fitness oriented recreation building for the community with the major programmatic elements of the Project to include: gymnasium with bleachers; exercise/weight room; activity rooms; teen room; Senior/Multipurpose room; computer room; craft/multi-purpose room; meeting spaces; daycare with kitchenette; administration offices; kitchen; restrooms; locker rooms for the existing outdoor pool and associated support spaces as well as construction of a 4,000 square foot community library on the Project site.

Project Data

- Existing Building Square Footage: 20,988
- Modernized Building Square Footage: 26,187
- Construction Type: New
- Construction Cost / Square Footage: \$617 total project (includes library, field, courts, pool)
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

- Total program budget: \$16,158,515
- Design budget: \$390,236
- Project management budget: \$297,500
- Construction budget: \$13,513,915
- FF&E budget: \$1,000,000

Capital Allocation

Stimulus Funding/Inter Agency Funds

- N/A \$16,158,515

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

February 2010
June 2010
March 2012

Percent Complete %

100%
20%
0%

Milestone

- Design Start
- Ground Breaking
- Building Permit
- Substantial Completion
- Project Completion
- Ribbon Cutting

Date

June 2010
August 2010
Foundation to Grade February 2011
February 2012
March 2012
March 2012

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	John Finnigan
- Architect	CORE Architects	Dale Stewart
- Contractor	JV w/ Blue Skye Construction and Coakley Williams Construction	Kiesha SameeUd-Deen

Current Status: Bituminous coating waterproofing of west/north gymnasium foundation walls and backfill/grading is complete. Vapor barrier and wire mesh placed at sub-base of gymnasium floor and slab on grade poured, trowelled and saw cut. Core building and library foundation walls constructed and waterproofed. Parking lot sub-base and newly formed curbs are complete; placement of soils behind curb. Plumbing and electrical utility rough-in complete at gymnasium, ongoing at core building and library. Mechanical vault constructed and conduit / meters being installed.

LEED/ Sustainable Design Initiatives: LEED Gold

Issues: Street closing process is ongoing – the Team testified before the Committee of the Whole without any issues and expects the Committee to forward the Street Closing Bill to Council for approval. DC Water has performed exploratory excavation of the water lines and mains near the site to find source leak. DC WASA has re-reviewed the revised civil plans as the pool drainage has been completed - awaiting final sign-off.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Major Project Briefing Sheet

SHEPHERD FIELD



Description: Shepherd Field (adjacent to Shepherd Elementary School) is a site of approximately 2.35 acres comprising a large soccer field surrounded by a walking track. Soccer goals, a baseball backstop and drinking fountain are also located on the field.

The overriding consideration of the project is to modernize the soccer field, walking/jogging track and playground while enhancing the relationship between the field and adjacent Shepherd Elementary School (K-6th grade). Trees will be planted along the perimeter of the field. "Tot-lots" will be built with fencing and available seating within the space.

Project Data

- Existing Building Square Footage: N/A
- New Building Square Footage (Annex): N/A
- Construction Type: New Field Construction
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

- Total program budget:

Capital Allocation

\$1,700,000

- Design budget: Incl.
- Project management budget: Incl.
- Construction budget: Incl.
- FF&E budget: N/A

Stimulus Funding/Inter Agency Funds	Capital Allocation
- N/A	\$1,700,000

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	March 2010	100%
- Construction	May 2011	0%
- Close out	May 2011	0%

Milestone	Date
- Design Start	Mar 2010
- Ground Breaking	May 2011
- Building Permit	May 2011
- Substantial Completion	Oct 2011
- Project Completion	Nov 2011
- Ribbon Cutting	Nov 2011

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	John Finnigan
- Architect	Volkert	Bereket Merzi
- Contractor	Kadcon Corporation	-

Current Status: A contract has been executed with Kadcon Corporation. Kadcon mobilized to the site on 5/13/11. Erosion and sediment control measures and the stabilized construction entrance have been constructed. Several damaged, unhealthy trees have been removed. Demolition of equipment (benches, goals, etc.) has been completed. Playground equipment has been chosen and ordered. Awaiting review responses from DC Water.

LEED/ Sustainable Design Initiatives: N/A

Issues: None to date.

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Major Project Briefing Sheet

WATKINS FIELD



Description: The site for the proposed Watkins Field is located at 13th Street and D Street, SE Washington DC 20006. The project scope includes the design and construction of a little league, combination Softball and Football field with synthetic turf, replacement of athletic field lighting fixtures, installation of a scoreboard and site amenities. Additional scope of work includes the renovation of Peter Bugg's workshop/amphitheater and modernization of the Watkins playground.

Project Data

- Modernized Square Footage: 122,000 (2.81 acres)
- Construction Type: New
- Construction Cost / Square Foot: \$81 sf

Budget Analysis

- Original budget: \$1,600,000
- Total program budget: \$2,594,300
- Design budget: \$89,300
- Project management/legal fee budget: \$75,000
- Construction budget: \$2,295,225
- FF&E budget: included in construction budget

Contract Awarded to Date

-
- \$1,565,988 (60%)
- \$32,180 (36%)
- \$66,000 (88%)
- \$1,467,808 (64%)
-

(DPR transferred \$175,000 to OPEFM for additional scope of work at Watkins Field. Revised construction budget includes a change order of \$109,295 for additional scope of work at Watkins Field and HRGM's contract for \$218,830 to renovate Peter Bugg's workshop/amphitheater)

Stimulus Funding/Inter Agency Funds	Capital Allocation
N/A	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	August- November '10	100%
- Construction	December '10 - July '11	85%
- Close out	August - September '11	-

Milestone	Date
- Design Start	August 11, 2010
- Ground Breaking	December 6, 2010
- Building Permit	-
- Substantial Completion	March 21, 2011 (Field), May 20, 2011 (Peter Bugg's workshop and amphitheater) July 31, 2011 (playground and courts)
- Project Completion	September 1, 2011
- Ribbon Cutting	-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Sanath Kalidas
Architect:	Kadcon Corporation	-
Civil Engineer:	AMT Engineering	

Current Status:

Watkins Field:

Kadcon completed installation of the concrete curbs, under drains and perimeter drains. In addition, they graded and placed the gravel sub-base for the turf, installed netting posts behind the end zones. During field grading, Kadcon encountered additional water lines that were not marked by miss utilities. The water lines were capped/ repaired expeditiously to restore service to the School. OPEFM issued a change order to Kadcon for additional scope items requested by DPR for the field, roller hockey rink and basketball courts. Installation of turf inlays for soccer and softball and ballasting/grading of the field and athletic field lighting is almost complete. Installation of dugouts, water fountains, bleachers, landscaping and sidewalks is in progress. Substantial completion and walkthrough with DPR/OPEFM for issuance of a punch list was completed on March 15. Kadcon and Field Turf completed the punch list for final acceptance of the field by DPR in April. DCPEP negotiated the change order to renovate the playground with Kadcon. OPEFM expects to issue the change order to Kadcon and commence work on the playground in May.

Watkins Playground: Playground area is under design. DPR and DCPEP met with the PTA in March to finalize the design for the playground. DCPEP negotiated the change order to renovate the playground with Kadcon. DCPEP is working with OPEFM for fund certification and expect to issue the change order to Kadcon in April. OPEFM issued the change order to Kadcon to commence work on the playground on May 11. Based on direction from DPR/OPEFM, Kadcon commenced demolition, sitework/grading of the playground on May 23.

Kadcon completed site grading, tree pruning, and installed the bio-swale, play equipment, poured in place surface and landscaping. They are in the process of installing the Musco light fixture near the field. The paving of the basketball courts and hockey rink is expected to be completed in early July.

Peter Bug's workshop and amphitheater: OPEFM issued RFQ letters to solicit design-build proposals from Kadcon, HRGM and Broughton for the sub-project. OPEFM conducted a site walkthrough for bidders. OPEFM received three design-build proposals. Based on evaluation of the proposals, OPEFM and DCPEP selected HRGM to renovate Peter Bugg's workshop and amphitheater. OPEFM issued a PO to HRGM in late March.

HRGM commenced renovation of the workshop and amphitheater in April. HRGM submitted a change order to replace damaged plumbing fixtures, window frames, CMU walls and drywall in the workshop. OPEFM issued the change order in May. HRGM completed the renovation of the workshop and amphitheater on May 20. DCPEP/DPR inspected the workshop to issue a punchlist. HRGM completed the punch list in June. The project is being closed out.

LEED/Sustainable Design Initiatives: N/A

Logistics/Issues:

8.0 LEGACY PROJECTS

- Alice Deal MS
- Eastern HS
- Stoddard ES
- H.D. Cooke ES
- Phelps HS
- Rose Hardy MS
- Savoy ES
- School Without Walls HS
- Walker Jones ES
- Wheatley ES
- Wilson Pool
- Bowen MPD Conversion

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION



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Major Project Briefing Sheet

ALICE DEAL MIDDLE SCHOOL



Description: This project consisted of school renovation and new additions. A 1960s classroom addition was demolished and a comprehensive, phased modernization of the 1930s school building was completed. New construction of a three-part, two-story addition comprised of a cafeteria/MEP plant wing, a gymnasium wing and a connection gallery was completed. The work was completed in four (40 phases). The addition of a fifth phase included the work on adding six classrooms identified as Infill Classroom Change Order.

Project Data

- Existing Building Square Footage: 120,000 gsf
- Modernized Building Square Footage: 181,000 gsf
- Construction Type: Renovation and new construction
- Construction Cost / Square Foot: \$250 sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget: \$72,559,213
- Design budget: \$3,098,324
- Project management budget: \$848,008
- Construction budget: \$65,014,049.
- FF&E budget: \$3,138,361

Capital Allocation

- Total program budget: \$72,559,213
- Design budget: \$3,098,324
- Project management budget: \$848,008
- Construction budget: \$65,014,049.
- FF&E budget: \$3,138,361

Milestones	Schedule	Current Phase Percent % Complete:
- Design start:	2003	-
- Design: completion	2005	-
- Design: Updated	2007	-
- Permit received:	July 13, 2007	-
- Groundbreaking:	August 2007	-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Ron Skyles
Architect:	Quinn Evans Architects	
Construction Manager:	Heery International Inc.	

Current Status:

The Project is complete.

Phased Turnover

Alice Deal was a phased construction project that is progressing while maintaining school operations during the school year.

Phase 1A

Gymnasium Addition:

- Gymnasium completed and turned over for occupancy in August 2008.

Phase 1B

Cafeteria / MEP Addition and Exterior Site Work:

- Cafeteria/MEP completed and turned over for occupancy in August 2008.

Phase 3A

Existing Building (Central bldg. - West half) – Interior Finishes

- The west half of the Central Building was completed and turned over for occupancy in August 2008.

Phase 3B

- Existing Building (Central bldg. - West half) – Interior Finishes, Ground Floor, Site Work, auditorium, Gallery, Roof, Attic and East Light Court.

Phase 4

- Existing Building (East Wing) completed August 2009.

Phase 5

- Infill Classrooms & Auditorium.

Phase 6

- Artificial Turf Field completed and turned over to the school in August 2010.

LEED/ Sustainable Design Initiatives:

Close-out and commissioning are complete. The project was completed July 27, 2010. OPEFM and Heery have negotiated final closeout of project.

Logistics/ Issues:

Phased Turnover

Alice Deal was a phased construction project that is progressing while maintaining school operations during the school year.

- Heery is completing their contract requirements and close out is complete.
- OPEFM is coordinating efforts to provide a sound wall for the cooling tower.

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Major Project Briefing Sheet

EASTERN SENIOR HIGH SCHOOL



Description: Eastern High School is a prominent building located on a key thoroughfare (East Capitol Street, NW). The goals of this project were to convert an existing building, which was built in 1923, to a state-of-the-art learning environment within a tight timeframe and specific funding constraints, and for the school to, once again, serve the approximate population of students for which it was originally intended. The new modernization design was based on the individual educational specifications and facility programs requirements which were developed with the School Improvement and School Planning / Design teams.

Project Data

- | | |
|---------------------------------------|---------------------------|
| - Existing Building Square Footage: | 288,000 gsf |
| - Modernized Building Square Footage: | 288,000 gsf |
| - Construction Type: | Demolition and Renovation |
| - Construction Cost / Square Footage: | \$265.53 / sf |
| - Current Enrollment: | 140 students |
| - Modernized Capacity: | 1100 Students |

Budget Analysis

- | | |
|------------------------------|--------------|
| - Total program budget: | \$76,473,685 |
| - Design budget: | \$0 |
| - Project management budget: | \$1,716,000 |

Capital Allocation

- Construction budget: \$71,258,353
- FF&E budget: \$2,051,998

Stimulus Funding/Inter Agency Funds Capital Allocation

- -

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	February, 2009	100%
- Construction	June, 2009 – August, 2010	100%
- Close out	March, 2011	95%

Milestone	Date
- Design Start	February, 2009
- Ground Breaking	June, 2009
- Building Permit	-
- Substantial Completion	August, 2010
- Project Completion	January, 2011
- Ribbon Cutting	September, 2010

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Teresa Luther and Darryl Somerville
- Architect	Fanning Howey	Ed Schmidt, Principal-In-Charge
- Contractor	Turner Construction	Pamela Murphy-Johnson

Current Status: This project is complete.

LEED/ Sustainable Design Initiatives: The project is waiting for final certification from USGBC.

Issues: None to report

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Major Project Briefing Sheet

STODDERT ELEMENTARY SCHOOL



Description: Stoddert Elementary School was built in 1932 and added on to in 1993. The existing 1932 classroom building is located on its own city block at 4001 Calvert Street, NW. The site is 6.5 acres bounded by Davis Place, NW, Calvert Street, NW, 39th Street, NW and 41st Street, NW. There are two demountable classroom buildings on the site – one permanently attached to the north end of the 1932 building, and a remote building near the playground. The school shares the site with a small one story 1970's era Department of Parks and Recreation building and the softball/soccer field is shared between the school and DPR.

The Stoddert ES enrollment has hovered around 200-225 students since 1999. Of the 211 students who lived in boundary in 2005, 150 attended the school. The remaining enrollment is from out-of-area transfers. Currently there is overcrowding which required the installation of demountables in the summer of 2008 which added (3) three new classrooms.

Project Data

- Existing Building Square Footage: 17,500
- Modernized Building Square Footage: 64,750
- Construction Type: New & Renovation
- Construction Cost / Square Footage: \$543.59
- Current Enrollment: 290, Pre-K – 5th
- Modernized Capacity: 300, Pre-K – 5th

Budget Analysis	Capital Allocation
- Total program budget:	\$34,319,481
- Design budget:	\$1,890,475
- Project management budget:	\$900,000
- Construction budget:	\$29,477,856
- FF&E budget:	\$2,051,150

Stimulus Funding/Inter Agency Funds	Capital Allocation
- N/A	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	10.01.08 / 10.18.09	100%
- Construction	6.29.09 / 7.30.10	100%
- Close out	7.31.10 / 3.31.11	99%

Milestone	Date
- Design Start	March 31, 2009
- Ground Breaking	June 18, 2009
- Building Permit	February 4, 2010
- Substantial Completion	July 30, 2010
- Project Completion	Spring 2011
- Ribbon Cutting	-

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Marcos Miranda / Alphonso Fluelling /
- Architect	EEK	Mary R. Rankin / Abbie Cronin
- Contractor	Whiting-Turner Construction	Ryan Columbo / Susan M. Castellan

Current Status: Building is substantially complete. All major components of the building are complete. Final report has been faxed to U.S. Department of Commerce for Stoddert. Stoddert has been awarded the CMAA National Project Achievement Award.

LEED/ Sustainable Design Initiatives: Stoddert has been awarded LEED Gold. We have received the LEED Gold 16" plaque and Certifications. The 8 ½" LEED plaque has been installed on site.

Issues:

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Major Project Briefing Sheet

H.D. COOKE ELEMENTARY SCHOOL



Description: The scope of work included the modernization of the existing school building (1909 original building and 1960s wing) and the construction of a new addition with a gymnasium, cafeteria, and food service areas. Gilbane Building Company was contracted to lead the design/build team in spring 2007. The GMP was based upon the former Hillier design, and Quinn Evans Architects was engaged to develop a new design.

Project Data

- Existing Building Square Footage:	69,995
- Modernized Building Square Footage:	22,000
- Total Building Square Footage:	85,709
- Construction Type:	New & Renovation
- Construction Cost / Square Foot:	\$317.72
- Current Enrollment:	284, Pre-K – 6 th
- Modernized Capacity:	442, Pre-K – 5 th

Budget Analysis

- Total program budget:	<u>\$35,027,810</u>
- Design budget:	\$2,094,008
- Project management budget:	\$3,121,154
- Construction budget:	\$27,925,059
- FF&E budget:	\$1,887,589

Capital Allocation

Milestones	Schedule	Current Phase Percent % Complete:
- Preconstruction Services	October, 2006	-
- Design Start	May 2007	-
- Groundbreaking:	June, 2007	-
- Building Permit	March 21, 2008	-
- Project Completion/Re-Occupancy	August, 2009	-

Project Team	Firm	PM
Program Manager	OPEFM/ DCPEP	Beth Penfield
Architect:	Quinn Evans	-
Contractor:	Gilbane	-

Current Status:

The Project is Complete.

LEED/ Sustainable Design Initiatives:

The project has achieved LEED for Schools Gold Certification

Logistics/ Issues:

N/A.

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Major Project Briefing Sheet

PHELPS VOCATIONAL ENGINEERING AND ARCHITECTURAL SCHOOL



Description: The scope of work was divided into phases, the details of each of which are noted below.

Phase 1 A – (High Bay 1960s shop building), Phase 1 B (New Administration Building), Phase 2 (1930s Historic Building / Phelps Commons Space and Phase 3 – (Restoration of the 1970s-era classroom building and gymnasium). All the renovations complied with the current design standards and met the requirements of the Career Technology Education Program (CTE). Replacement of all MEP systems and windows with selective demolish, restored interior walls and doors, restored windows and exterior brick. The construction of an interior sky lite walkway (Phelps Commons) will provide a focal point for the school and provide an interior link connecting the several Phelps building elements. Renewable Energy was completed in February, 2009.

Project Data

- Existing Building Square Footage: 173,700 gsf
- Modernized Building Square Footage: 180,700 gsf
- Construction Type: Renovation and new construction
- Construction Cost / Square Footage: \$269.14 / sf
- Current Enrollment: 450 students
- Modernized Capacity: 650 students

Budget Analysis	Capital Allocation
------------------------	---------------------------

- Total program budget:	\$67,174,403
- Design budget:	\$0
- Project management budget:	\$3,503,949
- Construction budget:	\$63,510,706
- FF&E budget:	\$1,300,000

Stimulus Funding/Inter Agency Funds	Capital Allocation
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-	-
---	---

Schedule	Start /Completion Date	Percent Complete %
-----------------	-------------------------------	---------------------------

- Preconstruction	March, 2007	100%
- Construction	September, 2007	100%
- Close out	January, 2009	100%

Milestone	Date
------------------	-------------

- Design Start	March, 2007
- Ground Breaking	July, 2007
- Building Permit	September, 2007
- Substantial Completion	July, 2008
- Project Completion	January, 2009
- Ribbon Cutting	August, 2008

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Teresa Luther and Willard Mangrum
- Architect	Fanning Howey	Ed Schmidt, Principal-In-Charge
- Contractor	Turner Construction	Pamela Murphy-Johnson

Current Status: This project is complete.

LEED/ Sustainable Design Initiatives: The project is certified as LEED SILVER.

Issues: None to report.

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Major Project Briefing Sheet



ROSE HARDY – FILLMORE ARTS MIDDLE SCHOOL

Description: This complete modernization of the Rose Hardy Middle School and the Fillmore Arts Center included the demolition of the existing, water-damaged gymnasium, construction of a new gymnasium and classroom addition along 35th Street, and expansion and renovation of the 34th Street Classroom wing. The entire facility was completely updated and modernized, in compliance with DCPS Design Guidelines and Educational Specifications. Art Classrooms, Science Classrooms, Resource Classrooms, Computer Labs, Special Education Classrooms and all typical classrooms were modernized. The library/media center, located at the heart of the school, was renovated to today's standards, while restoring its original historic features. Upon completion, a modern learning environment was created.

The entire facility is designed to be fully accessible and in compliance with the Americans with Disabilities Act (ADA). It also provides a safe learning experience for the students due to its new fire protection and suppression system that is fully in compliance with the applicable D.C. building and life safety codes.

Major physical upgrades included all new windows, the addition of an ADA-compliant elevator, complete renovation of the existing cafeteria, and partial demolition of the 34th Street wing, making it a double-loaded corridor classroom wing.

Previously, the existing building did not have central air conditioning and relied on outdated steam radiators for heat. A new, efficient, 4-pipe fan coil/unit ventilator HVAC system was installed that utilized the existing, recently replaced boilers and new chillers. This system provides both heating and air conditioning to all areas of the school.

A new electrical service, sized for today's educational needs, was designed for the school. Along with this system is an entirely new lighting system that provides the proper lighting levels for all applications. New telecommunications systems infrastructure is also provided.

Site improvements included site re-grading, a new athletic track and playing field, accessibility upgrades to the entrance plaza, and a major brick-paved pedestrian walkway to link the pedestrian site circulation. Other site improvements included new paved parking areas, sidewalks, basketball courts, a new storage building, play areas, utilities, and landscaping. A new staff parking lot is located west of the original main building, replacing and reconfiguring the existing parking lot.

Project Data

- Existing Building Square Footage: 91,100 gsf
- Designed Building Square Footage: 116,872 gsf
- Total Building Square Footage: -
- Construction Type: Renovation and new construction
- Construction Cost / Square Foot: -
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget:

Capital Allocation

\$48,492,599

Contract Awarded to Date

\$48,492,599

Milestones/ Schedule

- Construction
- Original Notice to Proceed to Previous Contractor:
- Termination for convenience
- Re-Issued Notice to Proceed to Current Contractor
- Substantial Completion
- Project Completion

Current Phase Percent % Complete:

100%
November 2005
October 2007
December 2007
July, 2008
August 2008

Project Team

Program Manager

Architect:

Contractor:

Firm

OPEFM/DCPEP

EYP

Sigal Construction

PM

Renard Alexander

Sean Lyons

Kerric Baird, Sarah Norman, Mark Althoff

Current Status:

Project is complete.

LEED/ Sustainable Design Initiatives:

This project has no sustainable design initiatives due to when the design was completed and construction started.

Logistics/ Issues:

N/A

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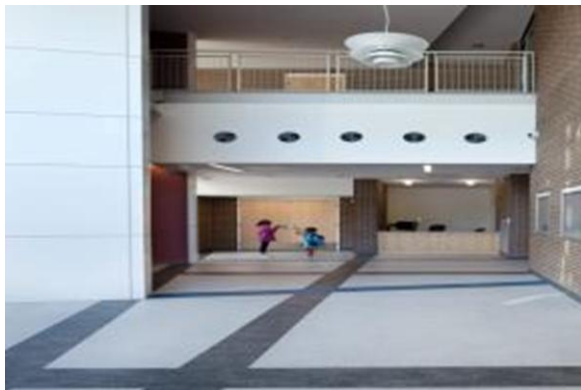


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Major Project Briefing Sheet

SAVOY ELEMENTARY SCHOOL



Description: This complete modernization of the existing school consists of new windows, new mechanical, electrical, and security/fire protection systems, reconfigured classrooms to meet modern educational requirements, and a new cafeteria/multipurpose room with separate entrance for evening and community use. A new early childhood playground adjacent to the multipurpose was complete in August, 2009.

Fronting MLK Jr. Blvd. is a new 26,000 SF addition which includes shared multipurpose classrooms, a full-sized gymnasium with bleachers, a performance stage, separate storage rooms and offices, locker rooms, and a fitness room used by neighboring Thurgood Marshall Academy Charter School. Approximately 6,900 square feet of second floor space is used by the school for classrooms, the school library, and a computer lab/media center.

A new 36-car parking garage is under the gymnasium. The finished modernization encompasses 100,000 square feet; the project has received LEED Gold certification.

Project Data

- Former Building Square footage:	75,000 gsf
- Modernized Building Square footage:	100,000 gsf
- Total Building Square Footage:	100,000 gsf
- Construction Type:	Renovation and new construction
- Construction Cost / Square Foot:	\$289.37 / sf
- Current Enrollment:	390
- Modernized Capacity:	425

Budget Analysis

- Total program budget:
- Design budget:
- Project management budget:
- Construction budget:
- FF&E budget:

Capital Allocation

\$34,338,372
\$1,222,548
\$1,500,000
\$27,329,068
\$2,000,000

Contract Awarded to Date

\$32,000,000
\$1,222,548
\$1,222,548
\$27,329,068
\$2,000,000

Milestones

- Design start:
- Permit received:
- Groundbreaking:

Schedule

May 2006
February, 2008
April, 2008

Current Phase Percent % Complete:

Construction: 100%
-
-

Project Team

Program Manager

Firm

DCPEP/ OPEFM

PM

Casey Klein, LEED AP and Robert Hannan, LEED AP

Architect:

Bowie Gridley

Bill Gridley, AIA, Elise Robinson, AIA, and Tim Lovett, AIA

Contractor

Sigal Construction

Kerric Baird, Mark Althoff

Current Status:

Main academic building and gym building are complete.

LEED/ Sustainable Design Initiatives:

The LEED level designed is USGBC Certified; however, the project team has received LEED Gold.

Logistics/ Issues:

Minor punch list and warranty items are being addressed.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Major Project Briefing Sheet

SCHOOL WITHOUT WALLS SENIOR HIGH SCHOOL



Description: The School Without Walls is a historic restoration of an existing 118-year-old elementary school with a square footage of 30,724 gsf and will be combined with a new additional designed building with a square footage of 35,680 gsf located at 2130 G St., NW. The building is located within George Washington University's academic district, and thus is uniquely positioned to flourish under an established partnership with GWU. The partnership provides School Without Walls' students and faculty with a formal vehicle for sharing selected educational and physical resources with GWU. This program incorporates an innovative curriculum that establishes Washington, D.C. metropolitan area educational, cultural and other resources as alternative classrooms for instruction to School Without Walls students. School Without Walls students may elect to undertake coursework at George Washington University, Howard University and the University of the District of Columbia. The SWOW-GWU partnership provides SWOW students with the opportunity to utilize GWU's research, recreational, dining and assembly resources.

The original structure was in relatively sound condition, interior spaces required new finishes and severely obsolete existing mechanical, electrical, plumbing and life-safety systems required replacement to meet current building code requirements and educational programmatic requirements. The combined facility encompasses 68,000 square feet, and provides a state-of-the-art learning environment for students and faculty.

Project Data

- Existing Building Square Footage: 30,724 gsf
- Modernized Building Square Footage: 74,000 gsf
- Construction Type: Renovation and New Construction
- Construction Cost / Square Footage: \$516.42 / sf
- Current Enrollment: 440 students
- Modernized Capacity: 440 Students

Budget Analysis

Capital Allocation

- Total program budget:	\$38,215,445
- Design budget:	\$1,886,565
- Project management budget:	\$0
- Construction budget:	\$34,887,795
- FF&E budget:	\$1,304,056

Stimulus Funding/Inter Agency Funds

Capital Allocation

Schedule

Start /Completion Date

Percent Complete %

-	Preconstruction		100%
-	Construction	June, 2008 – August, 2009	100%
-	Close out	January, 2010	95%

Milestone

Date _____

- Design Start	March, 2006
- Ground Breaking	-
- Building Permit	-
- Substantial Completion	August, 2009
- Project Completion	September, 2009
- Ribbon Cutting	July, 2009

Project Team

Firm

Program Manager

- Program Manager	OPEFM/DCPEP	Teresa Luther and Darryl Somerville
- Architect	EEK	Sean O'Donnell, Principal-In-Charge
- Contractor	Turner Construction	Pamela Murphy-Johnson

Current Status: This project is complete.

LEED/ Sustainable Design Initiatives: School Without Walls has achieved Gold Certification under LEED for Schools in compliance with the US Green Building Council's LEED for Schools - 2007 certification criteria.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION



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Major Project Briefing Sheet

WALKER JONES ELEMENTARY SCHOOL



Description: This modernization consisted of the demolition of the existing elementary school, and the construction of a new, state-of-the-art, 125,000 sf elementary school, public library, and recreation center. Walker Jones is a co-location project with DPR and Public Libraries.

The project consisted of 100,000 sf Pre K-8 school with secure playground and multi-purpose athletic fields; a 20,000 sf recreation center that will provide programming for youth, adults and seniors; and a 5,000 sf fully circulated library.

Project Data

- | | |
|-------------------------------------|------------------|
| - Existing Building Square Footage: | N/A |
| - Designed Building Square Footage: | 125,000 gsf |
| - Construction Type: | New construction |
| - Construction Cost / Square Foot: | \$290 / sf |
| - Current Enrollment: | - |
| - Modernized Capacity: | - |

Budget Analysis

- | | | |
|------------------------------|---------------|---|
| - Total program budget: | \$36, 161,667 | - |
| - Design budget: | - | - |
| - Project management budget: | - | - |
| - Construction budget: | - | - |
| - FF&E budget: | - | - |

Capital Allocation

Contract Awarded to Date

Milestones	Schedule	Current Phase Percent % Complete:
- Design start:	-	Construction: 100%
- Project completion	August 7, 2009	Building Closeout: 100%
- Permit Issuance:	July 2008	-
- Groundbreaking:	March 10, 2008	-

Project Team	Firm	PM
- Program Manager	OPEFM/ DCPEP	Jay Brinson
- Program/Project Manager:	Reagan & Associates	-
- Architect:	Hord+Coplan+Macht	-
- Contractor:	Forrester	Steve Houff

Current Status:

The project is complete.

LEED/ Sustainable Design Initiatives:

The green roof is complete.

Logistics/ Issues:

N/A.

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Major Project Briefing Sheet

SAMUEL WHEATLEY EDUCATION CAMPUS



Description: This complete modernization consisted of the renovation of the original school buildings built in 1903, 1922, and 1928, the demolition of the 1965 addition, and the construction of a new multipurpose space. The buildings have new windows, new mechanical and electrical systems, reconfigured larger classrooms that meet modern educational requirements, and a new cafeteria/multipurpose wing with separate lobby entrance for evening and community use. The new multi-purpose wing is comprised of a full-sized gymnasium, a stage, storage area, new kitchen, music room, and new ADA-compliant restrooms. A new playground area with equipment was also built for the school. This project is closed out.

Project Data

- Existing Building Square Footage: 68,309 SF
- Modernized Building Square Footage: 86,375 SF
- Construction Type: New construction + Renovation w/ Addition
- Construction Cost / Square Footage: \$354.83/sf
- Current Enrollment: 447
- Modernized Capacity: 500

Budget Analysis

- Total program budget:	<u>\$34,619,516</u>
- Design budget:	\$568,229
- Project management budget:	\$560,000
- Construction budget:	\$30,648,236
- FF&E budget:	\$2,721,079

Capital Allocation

Schedule	Start /Completion Date	Percent Complete %
- Close out	8/12/09 / 9/28/10	100%

Milestone

Milestone	Date
- Design Start	May, 2006
- Ground Breaking	November, 2007
- Building Permit	July, 2008
- Substantial Completion	8/13/09
- Project Completion	9/20/09
- Ribbon Cutting	8/24/09

Project Team

Project Team	Firm	Program Manager
- Program Manager	DCPEP	Marty Haghjou / John Almquist
- Architect	Lance Bailey / Hughes Group	Kiat Vortiskul / Amado Fernandez
- Contractor	Hess Construction + Engineering Services	Michael Boeckl

Current Status: Closed Out.

LEED/ Sustainable Design Initiatives: Many sustainable components and green building practices were incorporated into the building design and implemented during construction.

Issues: None

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION

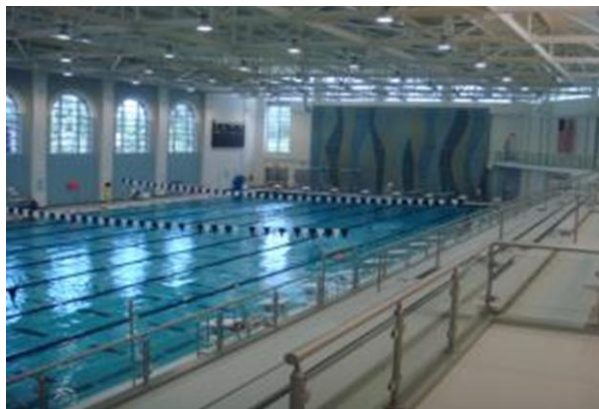


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Major Project Briefing Sheet

**WOODROW WILSON HIGH SCHOOL AQUATIC CENTRE
“WILSON POOL”**



Description: This modernization consisted of the demolition of the existing condemned Wilson Pool, and the construction of a new aquatic facility. The project includes a new, state-of-the-art indoor aquatic facility having a 50-meter competition pool, a separate leisure pool.

The project is a state-of-the-art aquatic facility and contributes to the visual and architectural context of the existing campus and the intimate nature of the neighborhood. The new 54,765 sf facility replaced the 35,000sf aquatic facility, which was built in 1978; however, the exterior wall of the facility collapsed in July 2003, resulting in the closing of the facility. The programmatic components for the Aquatic Center will include a 25-yard x 50-meter competition pool, a wellness/leisure pool, and adult whirlpool, spectator seating, locker rooms, administration areas, and building and pool support areas.

Project Data

- | | |
|---------------------------------------|--------------------------|
| - Existing Building Square Footage: | Previous Building Demoed |
| - Modernized Building Square Footage: | 54,765gsf |
| - Construction Type: | New Construction |
| - Construction Cost / Square Footage: | \$483.25 / sf |
| - Current Enrollment: | - |
| - Modernized Capacity: | - |

Budget Analysis

Capital Allocation

- | | | |
|---|----------------------------|--------------|
| - | Total program budget: | \$34,702,787 |
| - | Design budget: | \$1,922,967 |
| - | Project management budget: | \$26,466,000 |
| - | Construction budget: | \$26,466,000 |
| - | FF&E budget: | - |

Stimulus Funding/Inter Agency Funds

Capital Allocation

- N/A -

Schedule

Start /Completion Date

Percent Complete %

- | | | | |
|---|-----------------|-----------------|------|
| - | Preconstruction | 11/2007-03/2008 | 100% |
| - | Construction | 03/2008-08/2009 | 100% |
| - | Close out | 08/2009-12/2009 | 100% |

Milestone

Date _____

- | | |
|--------------------------|---------|
| - Design Start | 01/2006 |
| - Ground Breaking | 03/2008 |
| - Building Permit | - |
| - Substantial Completion | 08/2009 |
| - Project Completion | 08/2009 |
| - Ribbon Cutting | 08/2009 |

Project Team

Firm

Program Manager

- | | | |
|-------------------|---------------------|--|
| - Program Manager | DCPEP/OPEFM | Darryl Somerville, Will Mangrum, Marco Miranda, Bill Mykins, and David Janifer , DPR |
| - Architect | Hughes Group Assoc. | Amado Fernandez, Keith Driscoll, Delon |
| - Contractor | Sigal Construction | Phillip Mueller, David Gebhardt, Johnny Ramia, and Steve Shaw |

Current Status:

The project is complete.

LEED/ Sustainable Design Initiatives: LEED Gold Certification is the standard for the project.

Issues: N/A

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Major Project Briefing Sheet

BOWEN MPD CONVERSION



Description: The Office of Public Education Facilities Modernization (“OPEFM”) oversaw the conversion of the former Bowen Elementary school to the First District Headquarters for the Metropolitan Police Department (“MPD”).

Project Data

- Existing Building Square Footage:	77,760 gsf
- Modernized Building Square Footage:	85,047 gsf
- Total Building Square Footage:	-
- Construction Type:	Renovation and new Construction
- Construction Cost / Square Foot:	N/A / sf

Budget Analysis

- Total program budget:
- Design budget:
- Project management budget:
- Construction budget:
- FF&E budget:
- VCB-Funds - yet to be approved
- Lockers & Security

Capital Allocation

\$15,407,746
\$1,400,000
\$200,000
\$11,516,045
\$625,000
\$1,245,000
\$ 750,000

Contract Awarded to Date

-
-
-
-
-
-
-

Milestones

- The sally port is 100% complete.
- Furniture installation - complete.
- Site work
- MPD move in to new 1D:

Schedule

-
-
-
-

Current Phase Percent % Complete:

100%
100%
100%
100%

Project Team

Program Manager
Architect:
Contractor:

Firm

DCPEP/ OPEFM
Bell Architects
GCS/SIGAL, LLC

PM

Will Mangrum
David Bell
-

Current Status:

Project is complete.

LEED/ Sustainable Design Initiatives:

This project will not be LEED Certified

Logistics/ Issues:

N/A.

END OF REPORT